

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
May 12, 2020**

**AGENDA**

2:00 Board Adoption of the FY 2021 Budget Plan

2:00 Items Presented by the County Executive

**ADMINISTRATIVE  
ITEMS**

- 1 Approval of Traffic Calming Measure as Part of the Residential Traffic Administration Program (Mason District)
- 2 Approval of "\$200 Additional Fine for Speeding" Signs as Part of the Residential Traffic Administration Program (Providence District)
- 3 Authorization to Advertise a Public Hearing on Amendments to the Code of the County of Fairfax, Chapter 82, Motor Vehicles and Traffic
- 4 Authorization for the Department of Neighborhood and Community Services to Apply for and Accept Grant Funding from the Virginia Early Childhood Foundation, Preschool Development Grant Birth to Five
- 5 Authorization for the Fairfax-Falls Church Community Services Board to Apply for and Accept Grant Funding from the Department of Behavioral Health and Developmental Services (DBHDS) Grant for Behavioral Health Docket Diversion Programs
- 6 Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program (Providence and Mount Vernon Districts)
- 7 Authorization to Advertise a Public Hearing on a Proposal to Vacate and Abandon a Portion of Brecknock Street / Route 5443 (Sully District)
- 8 Authorization to Advertise a Public Hearing on a Proposal to Prohibit Through Truck Traffic on Popes Head Road (Springfield District)

**ACTION ITEMS**

- 1 Approval of a Parking Reduction for One University (Braddock District)

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
May 12, 2020**

**ACTION ITEMS  
(continued)**

- |   |   |
|---|---|
| 2 | Approval of the Proposed Consolidated Plan One-Year Action Plan for FY 2021   |
| 3 | Authorization to Amend Fairfax County's Citizen Participation Plan and Consolidated Plan One-Year Action Plan for FY 2020 |
| 4 | Authorization to Establish the COVID-19 Small Business and Non-Profit Relief Grant Program                                |
| 5 | Action on Proposed Reappointment of Paul W. Hammack, Jr., to the Fairfax County Board of Zoning Appeals                   |

**PUBLIC  
HEARINGS**

- |      |  |
|------|--|
| 3:00 | Public Hearing to Consider Adoption of an Uncodified Ordinance to Establish Methods to Assure Continuity in Fairfax County Government and Conduct of Meetings of Boards, Authorities, and Commissions Within Fairfax County Government During the Novel Coronavirus Disease 2019 (COVID-19) Emergency, and to Repeal the Emergency Ordinance Adopted on April 14, 2020, Which is Hereby Replaced |
| 3:00 | Public Hearing to Consider Adoption of an Uncodified Ordinance to Extend the Validity of Certain Development Approvals to Assure Continuity in Fairfax County Government During the Novel Coronavirus Disease 2019 (COVID-19) Emergency, and to Repeal the Emergency Uncodified Ordinance on the Same Subject, Which Was Adopted on April 14, 2020, and Is Hereby Replaced                       |
| 3:30 | Public Hearing on RZ 2018-PR-021 and RZ 2018-PR-022 (Georgelas, LLC) (Providence District)   |
| 3:30 | Public Hearing on PCA 84-L-083-02 (The United Community of Muslims of the United States of America) (Lee District)   |

Board Agenda Item  
May 12, 2020

2:00 p.m.

Board Adoption of the FY 2021 Budget Plan

ENCLOSED DOCUMENTS:

Attachment 1 - FY 2021 Budget package is available online on Monday, May 11, 2020  
at: <http://www.fairfaxcounty.gov/dmb/>

STAFF:

Bryan J. Hill, County Executive  
Joseph Mondoro, Chief Financial Officer  
Christina Jackson, Director, Department of Management and Budget  
Philip Hagen, Deputy Director, Department of Management and Budget

Board Agenda Item  
May 12, 2020

2:00 p.m.

Items Presented by the County Executive



Board Agenda Item  
May 12, 2020

ADMINISTRATIVE - 1

Approval of Traffic Calming Measure as Part of the Residential Traffic Administration Program (Mason District)

ISSUE:

Board endorsement of Traffic Calming measure as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:

The County Executive recommends that the Board endorse the traffic calming plan for Magnolia Avenue (Attachment I and Attachment II) consisting of the following:

- One speed hump on Magnolia Avenue (Mason District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved traffic calming measure as soon as possible.

TIMING:

Board action is requested on May 12, 2020.

BACKGROUND:

As part of RTAP, roads are reviewed for traffic calming when requested by a Board member on behalf of a homeowners or civic association. Traffic calming employs the use of physical devices such as speed humps, speed tables, raised pedestrian crosswalks, chokers, or median islands to reduce the speed of traffic on a residential street. Staff performs engineering studies documenting the attainment of qualifying criteria. Staff works with the local Supervisor's office and community to determine the viability of the requested traffic calming measure to reduce the speed of traffic. Once the plan for the road under review is approved and adopted by staff, that plan is then submitted for approval to the residents within the ballot area in the adjacent community.

On March 9, 2020, FCDOT received verification from the Mason District Supervisor's office confirming community support for the Magnolia Avenue traffic calming plan.

Board Agenda Item  
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FISCAL IMPACT:

Funding in the amount of \$8,000 for the traffic calming measure associated with this traffic calming project is available in Fund 300-30050, Transportation Improvements, Project 2G25-076-000.

ENCLOSED DOCUMENTS:

Attachment I: Traffic Calming Resolution for Magnolia Avenue

Attachment II: Traffic Calming Plan for Magnolia Avenue

STAFF:

Rachel Flynn, Deputy County Executive

Tom Biesiadny, Director, Fairfax County Department of Transportation (FCDOT)

Eric Teitelman, Chief, Capital Projects and Traffic Engineering Division, FCDOT

Neil Freschman, Chief, Traffic Engineering Section, FCDOT

Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT

## **RESOLUTION**

**FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION  
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)  
TRAFFIC CALMING MEASURES  
MAGNOLIA AVENUE  
MASON DISTRICT**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic) on Tuesday, May 12, 2020, at which a quorum was present and voting, the following resolution was adopted:

**WHEREAS**, the residents in the vicinity of Magnolia Avenue have requested the Mason District Supervisor's Office of Fairfax County to consider remedial measures to reduce the speed of traffic on Magnolia Avenue; and

**WHEREAS**, an engineering study by the Fairfax County Department of Transportation (FCDOT) for Magnolia Avenue indicates that all basic traffic calming criteria are met pertaining to functional classification of the roadway, identification of a significant speeding concern, and proof of community support; and

**WHEREAS**, the proposed Traffic Calming Plan was properly presented to the community in the affected survey area for their review and consideration; and

**WHEREAS**, the Traffic Calming Plan was subsequently approved by the occupied residences within the appropriate surveyed area; and

**WHEREAS**, the intended source of funding for the Traffic Calming Plan is Fairfax County.

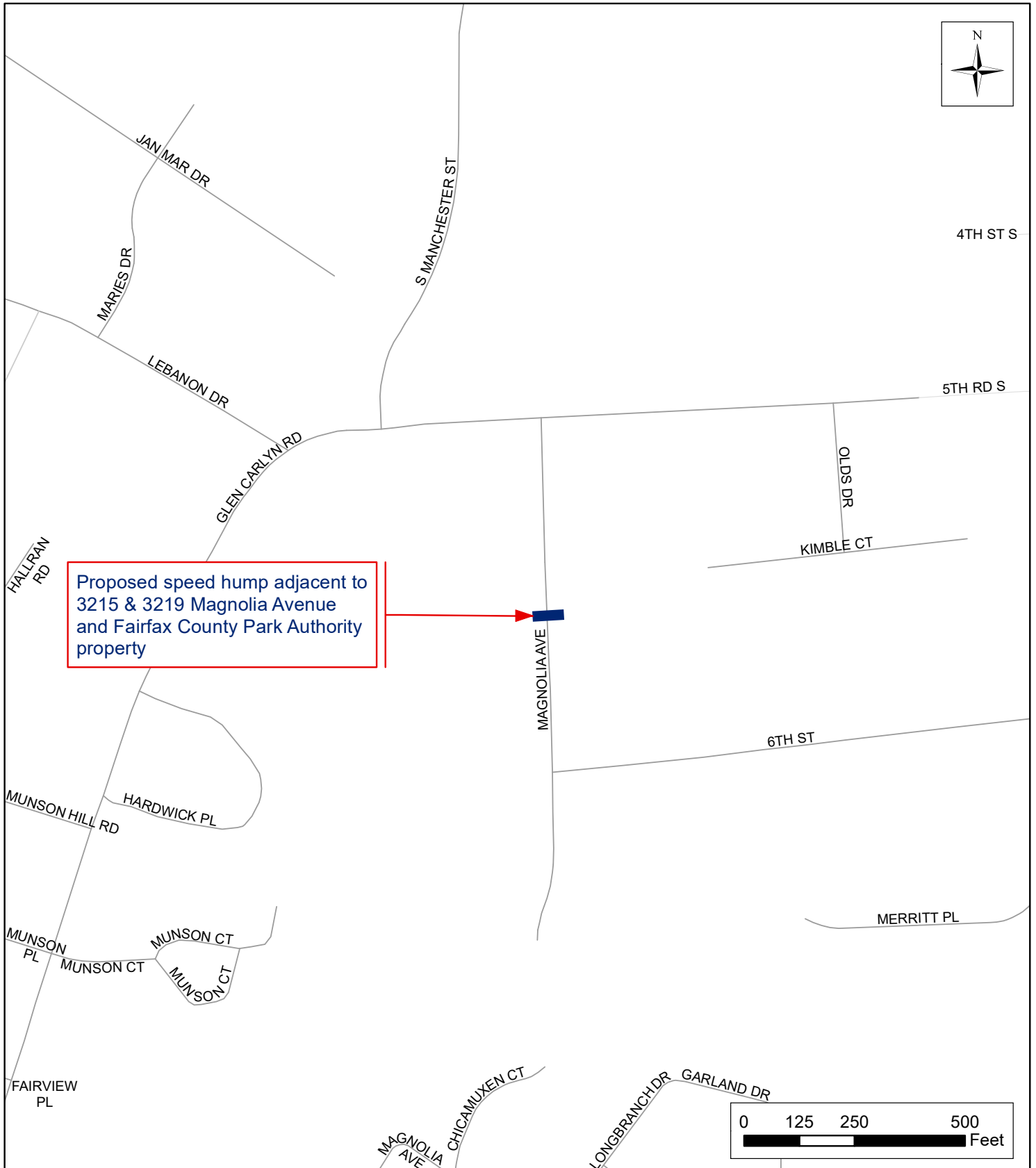
**NOW THEREFORE BE IT RESOLVED**, that the Board of Supervisors endorses the proposed Traffic Calming Plan and requests that the Virginia Department of Transportation review and approve the feasibility of implementing traffic calming measures on Magnolia Avenue as part of FCDOT's Residential Traffic Administration Program.

**ADOPTED** this 12<sup>th</sup> day of May, 2020.

A Copy Teste:

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Jill G. Cooper  
Clerk for the Board of Supervisors



Tax Map: 51-4, 61-2

March 2020

**Fairfax County Department of Transportation  
Residential Traffic Administration Program  
Traffic Calming Plan  
Magnolia Avenue  
Mason District**



Board Agenda Item  
May 12, 2020

ADMINISTRATIVE - 2

Approval of “\$200 Additional Fine for Speeding” Signs as Part of the Residential Traffic Administration Program (Providence District)

ISSUE:

Board endorsement of “\$200 Additional Fine for Speeding” signs as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:

The County Executive recommends approval of a resolution (Attachment I) endorsing the installation of “\$200 Additional Fine for Speeding” signs on the following road:

- Virginia Center Boulevard between Nutley Street and Vaden Drive (Providence District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) request VDOT to schedule the installation of the approved “\$200 Additional Fine for Speeding” signs (Attachment II) as soon as possible.

TIMING:

Board action is requested on May 12, 2020.

BACKGROUND:

Section 46.2-878.2 of the *Code of Virginia* permits a maximum fine of \$200, in addition to other penalties provided by law, to be levied on persons exceeding the speed limit on appropriately designated residential roadways. These residential roadways must have a posted speed limit of 35 mph or less and must be shown to have an existing speeding issue. To determine that a speeding problem exists, staff performs an engineering review to ascertain that additional speed and volume criteria are met.

Virginia Center Boulevard, between Nutley Street and Vaden Drive (Providence District), met the RTAP requirements for posting the “\$200 Additional Fine for Speeding Signs.” On March 12, 2020, FCDOT received written verification from the Providence District Supervisor’s office confirming community support.

Board Agenda Item  
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FISCAL IMPACT:

For the "\$200 Additional Fine for Speeding" signs, \$500 is to be paid out of the VDOT secondary road construction budget.

ENCLOSED DOCUMENTS:

Attachment I: "\$200 Additional Fine for Speeding" Signs Resolution – Virginia Center Boulevard

Attachment II: Area Map of Proposed "\$200 Additional Fine for Speeding" Signs – Virginia Center Boulevard

STAFF:

Rachel Flynn, Deputy County Executive

Tom Biesiadny, Director, Fairfax County Department of Transportation (FCDOT)

Eric Teitelman, Chief, Capital Projects and Traffic Engineering Division, FCDOT

Neil Freschman, Chief, Traffic Engineering Section, FCDOT

Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT

## RESOLUTION

FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION  
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)  
\$200 ADDITIONAL FINE FOR SPEEDING SIGNS  
VIRGINIA CENTER BOULEVARD  
PROVIDENCE DISTRICT

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic), on Tuesday, May 12, 2020, at which a quorum was present and voting, the following resolution was adopted:

**WHEREAS**, Section 46.2-878.2 of the *Code of Virginia* enables the Board of Supervisors to request by resolution signs alerting motorists of enhanced penalties for speeding on residential roads; and

**WHEREAS**, the Fairfax County Department of Transportation has verified that a bona-fide speeding problem exists on Virginia Center Boulevard from Nutley Street to Vaden Drive. Such road also being identified as a Major Collector Road; and

**WHEREAS**, community support has been verified for the installation of "\$200 Additional Fine for Speeding" signs on Virginia Center Boulevard.

**NOW, THEREFORE BE IT RESOLVED** that "\$200 Additional Fine for Speeding" signs are endorsed for Virginia Center Boulevard from Nutley Street to Vaden Drive.

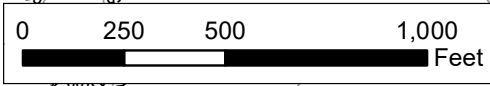
**AND FURTHER**, the Virginia Department of Transportation is requested to allow the installation of the "\$200 Additional Fine for Speeding" signage, and to maintain same, with the cost of each sign to be funded from the Virginia Department of Transportation's secondary road construction budget.

**ADOPTED** this 12<sup>th</sup> day of May, 2020.

A Copy Teste:

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Jill G. Cooper  
Clerk for the Board of Supervisors



March 2020





Board Agenda Item  
May 12, 2020

ADMINISTRATIVE - 3

Authorization to Advertise a Public Hearing on Amendments to the Code of the County of Fairfax, Chapter 82, Motor Vehicles and Traffic

ISSUE:

Public Hearing on amendments to the Code of the County of Fairfax, Chapter 82, Motor Vehicles and Traffic, Section 82-1-6.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors authorize the advertisement of a public hearing on the proposed amendments to Chapter 82.

TIMING:

Authorization to advertise the proposed amendments on May 12, 2020; Board of Supervisors' public hearing scheduled for June 9, 2020 at 4:00 p.m.

BACKGROUND:

As a housekeeping measure to update Chapter 82, portions of Section 82-1-6 (Adoption of State Law) have been amended to reflect changes made to the *Code of Virginia* by the 2020 General Assembly. A summary of the changes as a result of the 2020 General Assembly amendments affecting Chapter 82 is provided in Attachment 2.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1 - Proposed Amendments to Chapter 82, Motor Vehicles and Traffic  
Attachment 2 - Summary of 2020 General Assembly Amendments Affecting Chapter 82, Motor Vehicles and Traffic

STAFF:

David M. Rohrer, Deputy County Executive  
Colonel Edwin C. Roessler Jr., Chief of Police

ASSIGNED COUNSEL:

Kimberly P. Baucom, Senior Assistant County Attorney

Proposed Amendments to  
Chapter 82, Motor Vehicles and Traffic

**Article 1. – In General.**

**Section 82-1-6. Adoption of State Law**

Pursuant to the authority of Section 46.2-1313 of the Virginia Code, all provisions and requirements of the following sections of the Code of Virginia, as in effect on July 1, ~~2019~~ 2020, except those provisions and requirements the violation of which constitutes a felony, are hereby incorporated into the Fairfax County Code by reference, effective July 1, ~~2019~~ 2020.

18.2-266	18.2-269	<u>46.2-203.1</u>
18.2-266.1	18.2-270	<u>46.2-208</u>
18.2-267	18.2-270.01	46.2-218
18.2-268.1	<u>18.2-270.1</u>	46.2-300
18.2-268.2	18.2-271	<u>46.2-301</u>
<u>18.2-268.3</u>	<u>18.2-271.1</u>	46.2-301.1
18.2-268.4	<u>18.2-272</u>	46.2-302
18.2-268.5	<u>46.2-100</u>	46.2-329
18.2-268.6	46.2-102	46.2-334.001
18.2-268.7	46.2-104	46.2-341.20:5
18.2-268.8	46.2-108	46.2-341.26:2
18.2-268.9	46.2-109	46.2-341.26:3
18.2-268.10	46.2-110	46.2-341.26:4
18.2-268.11	46.2-111	46.2-341.26:7
18.2-268.12	46.2-112	46.2-341.26:9

46.2-341.27	46.2-704	46.2-817
46.2-341.28	46.2-711	46.2-818.1
46.2-346	46.2-715	<u>46.2-818.2</u>
46.2-349	46.2-716	46.2-819.4
46.2-357	46.2-724	46.2-820
46.2-371	46.2-730	46.2-821
46.2-373	46.2-800	46.2-822
46.2-376	46.2-801	46.2-823
46.2-379	46.2-802	46.2-824
<u>46.2-380</u>	46.2-803	46.2-825
46.2-391.01	46.2-804	46.2-826
<u>46.2-391.2</u>	46.2-805	46.2-827
46.2-391.3	46.2-806	46.2-828
46.2-391.4	46.2-807	46.2-828.2
46.2-392	46.2-808	46.2-829
46.2-393	46.2-808.1	46.2-830
46.2-398	<u>46.2-808.2</u>	46.2-831
46.2-602.3	46.2-810	46.2-832
46.2-612	46.2-811	46.2-833
46.2-613	46.2-812	46.2-833.1
46.2-616	46.2-814	46.2-834
46.2-617	46.2-816	46.2-835
46.2-618	<u>46.2-816.1</u>	46.2-836

46.2-837	46.2-861.1	<u>46.2-882</u>
46.2-838	<u>46.2-862</u>	<u>46.2-882.1</u>
46.2-839	46.2-863	46.2-883
<u>46.2-841</u>	46.2-864	46.2-884
<u>46.2-842</u>	46.2-865	46.2-885
<u>46.2-842.1</u>	46.2-865.1	46.2-886
<u>46.2-844</u>	46.2-866	46.2-887
46.2-845	<u>46.2-868</u>	46.2-888
46.2-846	46.2-868.1	46.2-889
46.2-848	46.2-869	46.2-890
46.2-849	46.2-870	46.2-891
46.2-850	46.2-871	46.2-892
46.2-851	46.2-872	46.2-893
46.2-852	46.2-873	46.2-894
46.2-853	46.2-874	46.2-895
46.2-854	46.2-876	46.2-896
46.2-855	46.2-877	46.2-897
46.2-856	46.2-878	46.2-898
46.2-857	46.2-878.1	46.2-899
46.2-858	46.2-878.2	46.2-900
46.2-859	<u>46.2-878.3</u>	46.2-902
46.2-860	46.2-879	46.2-903
46.2-861	46.2-880	<u>46.2-904</u>

<u>46.2-904.1</u>	46.2-929	46.2-1021
46.2-905	46.2-930	46.2-1022
46.2-906	46.2-932	46.2-1023
<u>46.2-908.1</u>	46.2-936	46.2-1024
46.2-909	46.2-937	46.2-1025
46.2-910	<u>46.2-940</u>	46.2-1026
46.2-911.1	46.2-942	46.2-1027
46.2-912	46.2-1001.1	46.2-1030
46.2-914	46.2-1001	46.2-1031
46.2-915	46.2-1002	46.2-1032
46.2-915.2	46.2-1003	46.2-1033
46.2-918	<u>46.2-1004</u>	46.2-1034
46.2-919	46.2-1010	46.2-1035
46.2-919.1	46.2-1011	46.2-1036
46.2-920	<u>46.2-1012</u>	46.2-1037
46.2-921	46.2-1013	46.2-1038
<del>46.2-921.1</del>	46.2-1014	46.2-1039
46.2-922	<u>46.2-1015</u>	46.2-1040
46.2-923	46.2-1016	46.2-1041
<u>46.2-924</u>	46.2-1017	46.2-1043
46.2-926	46.2-1018	46.2-1043.1
46.2-927	46.2-1019	46.2-1044
46.2-928	<u>46.2-1020</u>	46.2-1047

46.2-1049	46.2-1077.01	46.2-1115
46.2-1050	46.2-1078	46.2-1116
46.2-1052	<del>46.2-1078.1</del>	46.2-1118
46.2-1053	46.2-1079	46.2-1120
46.2-1054	46.2-1080	46.2-1121
46.2-1055	46.2-1081	46.2-1130
46.2-1056	46.2-1082	46.2-1137
46.2-1057	46.2-1083	46.2-1150
46.2-1058	46.2-1084	46.2-1151
46.2-1059	46.2-1088	46.2-1154
46.2-1060	46.2-1088.1	46.2-1155
46.2-1061	46.2-1088.2	46.2-1156
46.2-1063	46.2-1088.5	46.2-1157
46.2-1064	46.2-1088.6	46.2-1158
46.2-1065	46.2-1090	46.2-1158.01
46.2-1066	46.2-1091	46.2-1158.02
46.2-1067	46.2-1092	46.2-1158.1
46.2-1068	46.2-1093	46.2-1172
46.2-1070	<u>46.2-1102</u>	46.2-1173
46.2-1071	46.2-1105	46.2-1216
46.2-1072	46.2-1110	46.2-1218
46.2-1076	46.2-1111	46.2-1219.2
46.2-1077	46.2-1112	46.2-1231

46.2-1234	46.2-1309	46.2-1561
46.2-1240	<u>46.2-1315</u>	46.2-29
46.2-1242	46.2-1508.2	
46.2-1250	46.2-1552	

References to "highways of the state" contained in such provisions and requirements hereby adopted shall be deemed to refer to the streets, highways and other public ways within the County. Such provisions and requirements are hereby adopted, mutatis mutandis, and made a part of this chapter as fully as though set forth at length herein; and it shall be unlawful for any person, within the county, to violate or fail, neglect or refuse to comply with any provision of Title 46.2 or Title 18.2-266, 18.2-266.1, 18.2-267, 18.2-268.1 through 18.2-268.12, 18.2-269, 18.2-270, 18.2-270.01, 18.2-270.1, 18.2-271, 18.2-271.1 and 18.2-272 of the *Code of Virginia* which is adopted by this section; provided, that in no event shall the penalty imposed for the violation of any provision or requirement hereby adopted exceed the penalty imposed for a similar offense under Title 46.2 or Title 18.2-266, 18.2-266.1, 18.2-267, 18.2-268.1 through 18.2-268.12, 18.2-269, 18.2-270, 18.2-270.01, 18.2-271, 18.2-270.1, 18.2-271.1 and 18.2-272 of the *Code of Virginia*.

## ATTACHMENT 2

### SUMMARY OF 2020 GENERAL ASSEMBLY AMENDMENTS AND REPEAL AFFECTING CHAPTER 82

The information presented below summarizes changes to Title 18.2 and Title 46.2 of the *Code of Virginia*, portions of which are adopted by reference into Chapter 82 of the *Code of the County of Fairfax*.

Be it enacted by the General Assembly of Virginia:

An Act to amend and reenact §§ [46.2-1004](#), [46.2-1012](#), and [46.2-1020](#) of the Code of Virginia, relating to light units; lumens. States the limits on brightness for certain lights in vehicles in lumens. Current law provides such restrictions in candlepower only.

An Act to amend and reenact § [46.2-1315](#) of the Code of Virginia, relating to local regulation of certain transportation companies. Extends from January 1, 2020, to October 1, 2020, the prohibition on offering motorized skateboards or scooters, bicycles, or electric power-assisted bicycles for hire in any locality that has not enacted any licensing ordinance, regulation, or other action regulating such business. The bill clarifies that localities are authorized to create or amend such ordinances, regulations, or actions even after any such business is operating in the locality and exercise authority otherwise authorized by law. The bill contains an emergency clause.

An Act to amend and reenact §§ [46.2-100](#) and [46.2-908.1](#) of the Code of Virginia and to amend the Code of Virginia by adding a section numbered [46.2-904.1](#), relating to electric power-assisted bicycles. Amends the definition of "electric power-assisted bicycle" to include three classes of such bicycles, based upon the type of motor and the maximum miles per hour that the motor is capable of propelling the bicycle. The bill also provides that electric power-assisted bicycles and operators are afforded the same rights and privileges as bicycles and operators and limits local and state regulation of the operation of such electric power-assisted bicycles to certain bicycle paths, shared-use paths, and trails. The bill requires manufacturers and distributors of electric power-assisted bicycles to include (i) on each electric power-assisted bicycle, a label indicating certain technical specifications and (ii) on each class three electric power-assisted bicycle, a miles-per-hour speedometer. The bill requires persons operating or riding on a class three electric power-assisted bicycle to wear a helmet.

An Act to amend and reenact § [46.2-868](#) of the Code of Virginia, to amend the Code of Virginia by adding in Article 1 of Chapter 8 of Title 46.2 a section numbered 46.2-818.2 and to repeal § [46.2-1078.1](#) of the Code of Virginia,



relating to holding handheld personal communication devices while driving a motor vehicle Prohibits any person from holding a handheld personal communications device while driving a motor vehicle. Current law prohibits (i) the reading of any email or text message and manually entering letters or text in such a device as a means of communicating and (ii) holding a personal communications device while driving in a work zone. The bill expands the exemptions to include handheld personal communications devices that are being held and used (a) as an amateur radio or a citizens band radio or (b) for official Department of Transportation or traffic incident management services. The bill has a delayed effective date of January 1, 2021.

An Act to amend and reenact §§ [46.2-862](#) and [46.2-878.3](#) of the Code of Virginia, relating to reckless driving; exceeding speed limit. Raises the threshold for per se reckless driving for speeding from driving in excess of 80 miles per hour to driving in excess of 85 miles per hour. The threshold for per se reckless driving for speeding for driving at or more than 20 miles per hour in excess of the speed limit remains unchanged. The bill also provides that any person who drives a motor vehicle at a speed in excess of 80 miles per hour but below 86 miles per hour on any highway in the Commonwealth having a maximum speed limit of 65 miles per hour shall be subject to an additional fine of \$100.

An Act to amend and reenact § [46.2-1102](#) of the Code of Virginia, relating to firefighting equipment; weight limitation on interstate. Requires firefighting equipment to comply with existing weight limitations for emergency vehicles on interstate highways. Current law exempts firefighting equipment from all size and weight limitations. The bill exempts emergency vehicles registered to a federal, state, or local agency or a fire company from any fee typically charged for the issuance of an overweight permit for such vehicle.

An Act to amend and reenact §§ [46.2-842](#) and [46.2-842.1](#) of the Code of Virginia, relating to signals; overtaking vehicle. Removes the requirement that the driver of an overtaking vehicle use his lights or an audible method to signal to the driver of a slower vehicle to move to the right. The bill does not change the requirement that the slower-moving vehicle move to the right for an overtaking vehicle.

An Act to amend and reenact §§ [46.2-203.1](#), [46.2-301](#), and [46.2-940](#) of the Code of Virginia; and to amend the Code of Virginia by adding a section numbered [46.2-808.2](#), relating to suspension of driver's license for nonpayment of fines or costs. Repeals the requirement that the driver's license of a person convicted of any violation of the law who fails or refuses to provide for immediate payment of fines or costs be suspended. The bill also removes a provision allowing the court to require a defendant to present a summary prepared by the Department of Motor Vehicles of the other courts in which the defendant also owes fines and costs. The bill requires the Commissioner of the Department of Motor Vehicles to return or reinstate any person's driver's license that was suspended prior to July

1, 2019, solely for nonpayment of fines or costs. Such person does not have to pay a reinstatement fee.

An Act to amend and reenact § [46.2-844](#) of the Code of Virginia, relating to passing stopped school bus; vendor; administrative fee. Authorizes a private vendor operating a video monitoring system for a school division for the purpose of recording those illegally passing stopped school buses to impose and collect an administrative fee to recover the cost of collecting the civil penalty to be paid by the operator of the vehicle. The bill contains technical amendments.

An Act to amend and reenact §§ [46.2-208](#) and [46.2-882](#) of the Code of Virginia and to amend the Code of Virginia by adding a section numbered [46.2-882.1](#), relating to photo speed monitoring devices; civil penalty. Authorizes state and local law-enforcement agencies to operate photo speed monitoring devices, defined in the bill, in or around school crossing zones and highway work zones for the purpose of recording images of vehicles that are traveling at speeds of at least 10 miles per hour above the posted school crossing zone or highway work zone speed limit within such school crossing zone or highway work zone when such zone is indicated by conspicuously placed signs displaying the maximum speed limit and that such photo speed monitoring devices are used in the area. The bill provides that the operator of a vehicle shall be liable for a monetary civil penalty, not to exceed \$100, if such vehicle is found to be traveling at speeds of at least 10 miles per hour above the posted highway work zone or school crossing zone speed limit by the photo speed monitoring device. The bill provides that if the summons for a violation is issued by mail, the violation shall not be reported on the driver's operating record or to the driver's insurance agency, but if the violation is personally issued by an officer at the time of the violation, such violation shall be part of the driver's record and used for insurance purposes. The bill provides that the civil penalty will be paid to the locality in which the violation occurred if the summons is issued by a local law-enforcement officer and paid to the Literary Fund if the summons is issued by a law-enforcement officer employed by the Department of State Police.

An Act to amend and reenact § [46.2-841](#) of the Code of Virginia and to amend the Code of Virginia by adding a section numbered [46.2-816.1](#), relating to bicyclists and other vulnerable road users; penalty. Provides that a person who operates a motor vehicle in a careless or distracted manner and is the proximate cause of serious physical injury to a vulnerable road user, defined in the bill as a pedestrian or a person operating a bicycle, electric wheel chair, electric bicycle, wheelchair, skateboard, skates, motorized skateboard or scooter, or animal-drawn vehicle or riding an animal, is guilty of a Class 1 misdemeanor. The bill also prohibits the driver of a motor vehicle from crossing into a bicycle lane to pass or attempt to pass another vehicle, except in certain circumstances.

An Act to amend and reenact § [46.2-301](#) of the Code of Virginia, relating to driving while license, permit, or privilege to drive suspended or revoked;

mandatory minimum. Eliminates the mandatory minimum term of confinement in jail of 10 days for a third or subsequent conviction of driving on a suspended license.

An Act to amend and reenact §§ [46.2-100](#), [46.2-904](#), [46.2-908.1](#), and [46.2-1015](#), of the Code of Virginia, relating to electric personal delivery devices. Makes several changes related to electric personal delivery devices, including changing the term used to refer to such devices to "personal delivery devices" and changing the weight limit of such devices from 50 to 500 pounds. The bill allows localities to regulate the use of personal delivery devices on sidewalks, crosswalks, or roadways but requires a locality to allow a personal delivery device to operate on the side of a roadway with a speed limit of 25 miles per hour or less if a sidewalk is not available.

ADMINISTRATIVE - 4

Authorization for the Department of Neighborhood and Community Services to Apply for and Accept Grant Funding from the Virginia Early Childhood Foundation, Preschool Development Grant Birth to Five

ISSUE:

Board of Supervisors authorization is requested for the Department of Neighborhood and Community Services (NCS) to apply for and accept grant funding, if received, from the Virginia Early Childhood Foundation (VECF), Preschool Development Grant Birth to Five (PDG B-5) in the amount of \$535,725. Funding, which originates from the U.S. Department of Health and Human Services, is year one of a three-year renewal of the PDG B-5 Pilot Initiative. Funds from this grant will be used to continue and expand building relationships with families and early childhood programs; measure and increase access to high-quality early childhood programs; and measure and strengthen the experiences that young children, birth to five and at-risk, receive. There are 5/3.0 FTE new grant positions associated with this application. The grant period is July 1, 2020 through June 30, 2021. It is anticipated that funding will be available for an additional two years through June 30, 2023. No Local Cash Match is required.

The state has made this funding available to current recipients of the PDG B-5 Pilot Initiative through VECF and the County's funding allocation is based on a funding formula of the number of publicly funded classrooms participating within Fairfax County. If the actual award received is significantly different from the application amount, another item will be submitted to the Board requesting appropriation of grant funds. Otherwise, staff will process the award administratively as per Board policy. Board authorization is also requested for the Chairman of the Board of Supervisors, the County Executive and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

RECOMMENDATION:

The County Executive recommends that the Board authorize the Department of Neighborhood and Community Services to apply for and accept grant funding, if received, from the Virginia Early Childhood Foundation, Preschool Development Grant Birth-Five in the amount of \$535,725. Funding will be used to continue and expand building relationships with families and early childhood programs; measure and increase access to high-quality early childhood programs; and measure and strengthen the experiences that young children, birth to five and at-risk, receive. There are 5/3.0 FTE

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new grant positions associated with this application. The County Executive also recommends the Board authorize the Chairman of the Board of Supervisors, the County Executive and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

TIMING:

Board action is requested on May 12, 2020. Applications were due on March 25, 2020; however, with permission from the grantor, submission of the application has been delayed pending Board approval of the application.

BACKGROUND:

Fairfax County and the Commonwealth of Virginia share a vision that all children regardless of background or the zip code in which they live are capable of and deserve to enter kindergarten ready to succeed. The purpose of this grant is to provide the opportunity for Fairfax County to continue in a state-wide effort to establish models at the local level to be scaled to other communities and used to inform policymaking and practice at the state level. Fairfax County will receive funding, resources and supports to unify and strengthen its birth to five early childhood system to improve kindergarten readiness. Relationships with publicly funded early childhood programs and families will continue to be built in order to measure and increase access and quality of programs.

The County first received funding through this grant opportunity in FY 2019. This grant application is for the second year of funding. The amount of funding available to the County in the next program year has increased, which will allow the County to expand the number of families and programs being reached. The additional funding will include support for 5/3.0 FTE new Child Care Specialist positions described below. There are no existing positions currently associated with this grant.

- 1/1.0 FTE Child Care Specialist III will direct and oversee the implementation of the PDG B-5 grant, a partnership between the County, community early childhood education programs, and FCPS; supervise four Child Care Specialists II; serve as the liaison between OFC, the VECF, and the Virginia Department of Education; and collect, analyze, and submit required data and reports.
- 4/2.0 FTE Child Care Specialists II will provide grant required Classroom Assessment Scoring System (CLASS) observations in early childhood program classrooms; write classroom reports and provide educator feedback; assist in developing Quality Improvement Plans; provide on-site technical assistance; and facilitate professional learning opportunities.

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FISCAL IMPACT:

Grant funding in the amount of \$535,725 is being requested to continue and expand building relationships with families and early childhood programs; evaluate enrollment and resources to increase access to high-quality early childhood programs; and assess quality elements to strengthen the experiences that children, birth to five and at-risk, receive. This action does not increase the expenditure level of the Federal-State Grant Fund, as funds are held in reserve for unanticipated awards. No Local Cash Match is required. This grant does not allow the recovery of indirect costs.

CREATION OF POSITIONS:

There are 5/3.0 FTE new grant positions associated with this award. The County is under no obligation to continue funding these positions when the grant funding expires.

ENCLOSED DOCUMENTS:

Attachment 1 - Letter of Intent – Assurances and Funding for Preschool Development  
Grant Birth-Five

Attachment 2 - Summary of Proposed Grant Funding

STAFF:

Tisha Deeghan, Deputy County Executive

Christopher A. Leonard, Director, NCS

Anne-Marie D. Twohie, Director, Office for Children, NCS



**Current Preschool Development Grant Birth to 5 (PDG)  
Pilot Continuation Commitment –Year 2**

**Release date: March 2, 2020**

**Due date: March 25, 2020**

The Commonwealth of Virginia has been awarded a three-year renewal grant for PDG B-5, providing the opportunity to continue and expand PDG Pilot funding and activities. To that end, the Virginia Early Childhood Foundation (VECF) requires confirmation from current PDG B-5 Pilot lead/fiscal agencies of **intention to participate** in a second year of PDG B-5 funding and activities in FY21.

By completing and submitting this required confirmation **by March 25, 2020**, Pilots may indicate plans to continue and expand participation in activities outlined in PDG Pilot assurances, striving to engage all publicly-funded sites (schools, centers, Head Start, FDHs, etc.), including those that were not previously engaged in Year 1.

Pilot communities may also utilize this required confirmation to indicate interest in expanding service areas to additional localities and/or merge with other PDG Pilot communities for PDG activities in FY21.

Formal MOUs, similar to first year, will be provided by VECF and fully executed between the Pilot lead agency and VECF by early May.

1. Pilot Lead/Fiscal Agency Contact Person:

- Name: Rhonda Houck Morofsky
- Email: rhonda.houckmorofsky@gmail.com
- Phone number: 703-324-7513
- Organization Name: Fairfax County Office for Children
- Organization Address: 12011 Government Center Parkway Suite 920 Fairfax, VA 22035

2. Our community indicates our intention to:

- ☒ Continue and expand PDG Pilot activities aligning with Year 2 assurances within our current service area and with coordination by current lead/fiscal agency.



☐ Pursue expanding PDG Pilot activities aligning with Year 2 assurances within an expanded service area including the anticipated additional localities of \_\_\_\_\_ and with coordination by current lead/fiscal agency.

☐ Discontinue service as lead/fiscal agency and waive receipt of PDG funding due to Click or tap here to enter text.

3. For current PDG pilots who commit to continue and expand activities in their current footprint:

Please review the Year 2 Assurances page attached, and indicate that you have read and agree to those Assurances below.

I, the undersigned, have read the Year 2 PDG B-5 Assurances and fully commit to the activities and goals of the expansion year of the PDG B-5 as indicated above.

---

Signature

Date

4. For current PDG pilots who would also like to be considered to expand PDG activities to additional localities:

- Provide the names of the anticipated additional localities for expansion of your service area:  
n/a

- Included in the formal MOU due in early May, VECF will request documentation of organizations and leadership of those additional anticipated localities.

5. As you secure engagement, please gather this written consent for attachment in the formal MOU, including the following statement and applicable information: "The following organizations have committed, as indicated by signatures below, to participation in our PDG Pilot initiative, pending receipt of funding." List all relevant participating agencies, including former Pilot lead/fiscal agency as applicable for mergers, printed name, title, organizational affiliation, and signatures.

Thank you for communicating your commitment on behalf of your PDG Pilot community. VECF will provide to all pilots committing to continue and expand participation a formal MOU to be completed, signed, and returned to VECF in early May.



**Required Activities of PDG B5 Pilots:**

As fiscal agent for the PDG B5 Renewal Grant, I understand that my community/region will receive funding as part of the Preschool Development Grant Birth to Five (PDG B-5) to build relationships, increase access, improve quality, and engage families. Lessons learned from the efforts in my community/region will inform the statewide efforts. In turn, my organization will participate in regularly scheduled technical assistance (TA) opportunities to ensure completion of commitments and will comply with all guidelines and requirements prescribed by the Virginia Early Childhood Foundation (VECF), Virginia Department of Education (VDOE), Virginia Department of Social Services (VDSS), and University of Virginia (UVA). My organization will meet the following assurances:\*

**1. Build Relationships:**

- Designate Pilot Lead to coordinate all PDG activity, communicate with the field and state level partners, and ensure completion of all assurances.
  - Lead activities and build culture. Develop collegial relationships, engage diverse community partners, and facilitate community-wide buy-in for shared accountability and benefit.
- Build Pilot team. Establish or build upon existing local structures for equitable and collaborative decision-making about responsibilities and expenditures:
  - Establish public/private structure for the interagency agreements needed for capacity to ensure increased access, strengthened quality, and engaged families. This decision-making body should include high-level decision-makers representing key stakeholders in the community served.
- Plan kick-off meeting and convene all ECCE program partners that provide care and education for children birth to five (prior to Kindergarten entry). Ensure, at a minimum, that all publicly-funded early care and education (ECCE) program\*\* leaders (site directors) participate on a quarterly basis (monthly meetings recommended).
- Coordinate and facilitate registration of all PDG programs. Support site administrators and teachers in the completion of all registration information in LinkB5. Ensure all partners participate in training, gather, submit to state, and use data on access, enrollment and quality using LinkB5. Follow up as necessary when requested by the state.
- Participate in structured TA and complete work over a 3-year term toward integrating ECCE financing, including fiscal mapping (by year 2) and developing strategies for integrated financing (by year 3).
- Ensure all required community-wide activities are completed. This includes, but is not limited to self-assessments, surveys, data collection, and work plans.

**2. Increase Access:**

- Ensure an accurate count of your community's sites that serve children birth to five. At minimum, ensure all publicly-funded sites register in LinkB5. Within these registered

sites, ensure all classrooms are entered in LinkB5 and profile data for each classroom is complete.

- Ensure site administrators are providing an accurate count of all children served by age at a particular point in time in LinkB5, ensuring at a minimum all publicly-funded children are counted. As part of the effort to obtain an unduplicated child count, partners must ensure that all children with special needs, children receiving early intervention services, dual language learners, homeless, and migrant children are counted. Ensure results are entered in LinkB5.
- Convene partners to conduct a self-assessment of current enrollment processes and to evaluate the strengths and challenges of their enrollment system(s). State will provide template which must be signed by all partners and submitted back to state.
- Analyze data to assess unmet need: compare child count data to live births and potential “at-risk” data, thus establishing upper boundaries for unmet need by age (birth to five). The state will provide template and TA. Use family focus groups, family survey, or other tools with partners to estimate other aspects of unmet need, including wait list and care during non-traditional hours.
- Using all of the above, collaboratively produce and begin to implement a local plan for coordinating enrollment and increasing access birth to five. State will provide template and TA.

### **3. Strengthen Quality:**

- Assess and inventory local CLASS® observers within your region. Develop a deep bench of CLASS® trainers and observers across all three relevant age groups: infant, toddler, and PreK.
- Use inventory of sites and classrooms, along with knowledge of CLASS® observer capacity, to develop a plan to observe all classrooms and provide feedback to teachers using the CLASS® observation tool at least twice a year.
- Provide approved high quality training, materials and professional development to participating leaders and teachers. Training, materials and professional development should focus on curriculum, teacher-child interactions and instruction or environment. *At a minimum, all leaders and teachers should receive foundational training (but are not required to become reliable) on CLASS® prior to observations being conducted.*
- Following an observation protocol provided by the state, ensure observations are conducted in all classrooms using the CLASS® and that feedback is provided to teachers. Support site administrators and observers in entering and submitting for approval all CLASS® scores in LinkB5; conduct follow-up as needed.
- Support site administrators and teachers in completing profiles (including demographic information about all leaders, teachers, and classrooms, such as teacher credentials, ratios, curriculum, and assessment), and conduct follow-up and technical assistance as needed to ensure submission of all profile data in LinkB5.
- Assist with communication and completion of employment verification processes to ensure timely and accurate payments of teacher incentives.
- Ensure that the local plan for improving quality access for birth to five includes PD options such as training, coaching, and learning communities, leveraging existing state



(e.g., VPI) and federal (e.g., Infant Toddler Specialist Network) resources. State will provide template and TA.

#### **4. Engage Families:**

- Develop informational outreach to parents about PDG participation efforts (e.g., that their child's site is participating in broader statewide efforts).
- Ensure that families are engaged and have opportunity to provide input from the outset.
- Conduct a self-assessment of current family engagement processes, in which all program partners convene to evaluate the strengths and challenges of their practices. State will provide template and TA. Document must be signed by partners and submitted back to state.
- Assist with dissemination of family surveys and use resulting data for continuous quality improvement.
- Using the data gathered through Family Engagement activities, collaboratively produce and begin to implement a local plan for strengthening family engagement. Plan must include multiple levels of family engagement: increasing access to consumer information; engaging families to support development and learning; and engaging families as designers of systems, policies, and services. State will provide template and TA.

\* See PDG Guidebook for additional detail and helpful guidance.

\*\*Pilots are expected to engage and ensure participation of **all** publicly-funded early childhood care and education (ECCE) program partners - individuals and organizations who receive public funding to provide ECCE services including:

- Family day home providers who serve children of families accessing child care subsidy
- Child care centers, private schools, and faith-based programs that serve children of families accessing child care subsidy
- VPI classrooms in public and private sites
- Head Start and Early Head Start programs
- Title I classrooms
- ECSE classrooms and services

### General Baseline Funding Schedule for PDG Communities

This document contains a general funding schedule for PDG Communities based on the estimated number of publicly-funded early childhood classrooms in the community, and it is intended to help PDG Communities estimate the funding they could be eligible to receive.

#### How to use this document:

- Determine which localities are in your community. For each of these localities, locate the estimated number of publicly-funded classrooms in Table B of this document. *Ex: Example Community comprises Accomack County (33 classrooms), Alleghany County (13 classrooms), and Winchester City (45 classrooms).*
- Add the estimated number of classrooms for all localities in the community together to get a total number of publicly funded classrooms. *Ex:  $33 + 13 + 45 = 91$ .*
- In Table A, locate the range that contains your total number of classrooms (calculated in the previous step), and match that to the corresponding funding amount. *Ex: 91 classrooms falls in the 81-100 range and corresponds to \$100,012.50 in baseline funding.*

#### Additional notes:

- These are **up-to amounts** for Cohort 2 based on participation of all publicly-funded classrooms in a geographic area. Note that these are estimates based on the number of sites that receive public funding. If communities actually engage significantly fewer classrooms, these amounts will be adjusted downward. Conversely, if significantly more classrooms participate and funding is available, communities may receive additional funding based on new range.
- Funding has been set by ranges or “bins” and this schedule assumes funding at the higher end of the range. For communities with 5 or fewer classrooms, the up-to amount is \$6000. For communities with 6-10 classrooms, the up-to amount is \$10,000.
- Per-classroom cost has been adjusted to account for economies of scale.
- Funding would start July 1, 2020 and run through June 30, 2021. Note that carryover is available with the PDG Renewal; however Virginia has not received guidance on how this work.

Table A – Funding Lookup	
Estimated # of Publicly Funded Classrooms	Baseline Funding Amount
1-5	\$6,000.00
6-10	\$10,000.00
11-20	\$18,637.50
21-40	\$37,012.50
41-60	\$58,012.50
61-80	\$79,012.50
81-100	\$100,012.50
101-120	\$121,012.50
121-140	\$138,631.25
141-160	\$159,131.25
161-180	\$175,250.00
181-200	\$185,487.50

201-220	\$193,725.00
221-240	\$211,725.00
241-260	\$229,725.00
261-280	\$247,725.00
281-300	\$265,725.00
301-320	\$283,725.00
321-340	\$301,725.00
341-360	\$319,725.00
361-380	\$337,725.00
381-400	\$355,725.00
401-420	\$373,725.00
421-440	\$391,725.00
441-460	\$409,725.00
461-480	\$427,725.00
481-500	\$445,725.00
501-520	\$463,725.00
521-540	\$481,725.00
541-560	\$499,725.00
561-580	\$517,725.00
581-600	\$535,725.00
601-620	\$553,725.00
621-640	\$571,725.00
641-660	\$589,725.00
661-680	\$607,725.00
681-700	\$625,725.00
701-720	\$643,725.00
721-740	\$661,725.00
741-760	\$679,725.00
761-780	\$697,725.00
781-800	\$715,725.00
801-820	\$733,725.00
821-840	\$751,725.00
841-860	\$769,725.00
861-880	\$787,725.00
881-900	\$805,725.00
901-920	\$823,725.00
921-940	\$841,725.00
941-960	\$859,725.00
961-980	\$877,725.00
981-1000	\$895,725.00
1001-1020	\$913,725.00
1021-1040	\$931,725.00
1041-1060	\$949,725.00

1061-1080	\$967,725.00
1081-1100	\$985,725.00
1101-1120	\$1,003,725.00
1121-1140	\$1,021,725.00
1141-1160	\$1,039,725.00
1161-1180	\$1,057,725.00
1181-1200	\$1,075,725.00
1201-1220	\$1,093,725.00
1221-1240	\$1,111,725.00
1241-1260	\$1,129,725.00
1261-1280	\$1,147,725.00
1281-1300	\$1,165,725.00
1301-1320	\$1,183,725.00
1321-1340	\$1,201,725.00
1341-1360	\$1,219,725.00
1361-1380	\$1,237,725.00
1381-1400	\$1,255,725.00



**Table B – Locality Classroom Lookup**

Locality Name	Estimated Number of Publicly Funded Classrooms
Accomack County	33
Alleghany County	13
Amelia County	9
Amherst County	42
Appomattox County	9
Arlington County	114
Augusta County	36
Bath County	2
Bedford County	43
Bland County	6
Brunswick County	19
Buchanan County	47
Buckingham County	12
Campbell County	81
Caroline County	50
Charles City County	12
Charlotte County	10
Clarke County	7
Culpeper County	59
Cumberland County	12
Dickenson County	22
Dinwiddie County	25
Essex County	23
Fluvanna County	16
Frederick County	23
Gloucester County	30
Goochland County	18
Grayson County	14
Greene County	18
Halifax County	44
Hanover County	104
Henrico County	357
Henry County	57

Highland County	6
Isle Of Wight County	33
James City County	49
King And Queen County	8
King George County	31
King William County	18
Lancaster County	15
Lee County	61
Loudoun County	259
Louisa County	29
Lunenburg County	9
Madison County	9
Mathews County	6
Mecklenburg County	40
Middlesex County	22
Nelson County	13
New Kent County	20
Northampton County	16
Northumberland County	5
Nottoway County	15
Orange County	54
Page County	19
Patrick County	20
Pittsylvania County	56
Powhatan County	24
Prince Edward County	22
Prince George County	20
Prince William County	401
Richmond County	8
Rockbridge County	14
Scott County	51
Shenandoah County	22
Smyth County	28
Southampton County	15
Surry County	12
Sussex County	9
Warren County	33
Washington County	42
Westmoreland County	26
Wise County	50
York County	85
Buena Vista City	13
Chesapeake City	230



Colonial Heights City	21
Covington City	7
Danville City	73
Emporia City	12
Falls Church City	19
Franklin City	28
Fredericksburg City	18
Galax City	17
Hampton City	176
Hopewell City	35
Lexington City	10
Lynchburg City	84
Manassas City	90
Manassas Park City	20
Martinsville City	34
Newport News City	275
Norfolk City	394
Norton City	12
Petersburg City	63
Poquoson City	7
Portsmouth City	215
Richmond City	253
Staunton City	16
Suffolk City	122
Virginia Beach City	415
Waynesboro City	15
Williamsburg City	25
Winchester City	45

## PRESCHOOL DEVELOPMENT GRANT BIRTH-FIVE SUMMARY OF PROPOSED GRANT FUNDING

<b>Grant Title:</b>	Preschool Development Grant Birth to Five
<b>Funding Agency:</b>	Virginia Early Childhood Foundation
<b>Applicant:</b>	Department of Neighborhood and Community Services
<b>Partner:</b>	Publicly funded early childhood programs located in centers, family child care homes and Fairfax County Public Schools
<b>Purpose of Grant:</b>	The purpose of this grant is to continue as well as to expand providing resources and supports to unify and strengthen birth to five early childhood systems in Fairfax County with the ultimate goal of improving kindergarten readiness.
<b>Funding Amount:</b>	Total funding of \$535,725. There is no Local Cash Match associated with this award.
<b>Proposed Use of Funds:</b>	Funded activities will include continuing to expand and build relationships with families and early childhood programs, measuring and increasing access to high-quality early childhood programs and measuring and strengthening quality. Funding will provide support for 5/3.0 FTE new grant positions to oversee implementation of the PDG B-5 grant and support participating early childhood programs through observations, planning, and technical assistance.
<b>Target Population:</b>	Early childhood programs that receive public funds. Participating programs will be located in centers, family child care homes and Fairfax County Public Schools.
<b>Performance Measures:</b>	<p>The success of this project will be based on the successful development and implementation of:</p> <ul style="list-style-type: none"> <li>• A plan for communicating regularly with participating sites;</li> <li>• A plan for coordinating enrollment and increasing access to high-quality early childhood programs, birth to five; and</li> <li>• A plan for strengthening quality across settings that serve children birth to five.</li> </ul>
<b>Grant Period:</b>	July 1, 2020-June 30, 2021, with renewals for two additional years ending June 30, 2023.

ADMINISTRATIVE - 5

Authorization for the Fairfax-Falls Church Community Services Board to Apply for and Accept Grant Funding from the Department of Behavioral Health and Developmental Services (DBHDS) Grant for Behavioral Health Docket Diversion Programs

ISSUE:

Board of Supervisors authorization is requested for the Fairfax-Falls Church Community Services Board (CSB) to apply for and accept grant funding, if received, from the Virginia Department of Behavioral Health and Developmental Services (DBHDS) Grant for Behavioral Health Docket Diversion Programs in the amount of \$185,000. Funding will be used to enhance identification, diversion, and connection of persons with mental illness or co-occurring substance abuse disorders at the earliest possible point of contact with the criminal justice system. There is 1/1.0 FTE new grant position associated with this application. The grant period is July 1, 2020 through June 30, 2021. It is anticipated that funding will be available for an additional year through June 30, 2022. No Local Cash Match is required. If the actual award received is significantly different from the application amount, another item will be submitted to the Board requesting appropriation of grant funds. Otherwise, staff will process the award administratively per Board policy. Board authorization is also requested for the Chairman of the Board of Supervisors, the County Executive and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

RECOMMENDATION:

The County Executive recommends that the Board authorize the CSB to apply for and accept funding, if received, from the Virginia Department of Behavioral Health and Developmental Services Grant for Behavioral Health Docket Diversion Programs in the amount of \$185,000. Funding will be used to enhance diversion, with housing, and supportive services for docket participants. There is 1/1.0 FTE new grant position associated with this funding. No Local Cash Match is required. The County Executive also recommends the Board authorize the Chairman of the Board of Supervisors, the County Executive and/or a designee appointed by the County Executive to enter into the grant agreement and any related agreements, including but not limited to Federal Subaward Agreements, on behalf of the County.

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TIMING:

Board action is requested on May 12, 2020. Due to the grant application deadline of May 1, 2020, the application was submitted pending Board approval. This Board item is being presented at the earliest subsequent Board meeting. If the Board does not approve this request, the application will be immediately withdrawn. The Board of Supervisors was also notified via memo on April 16, 2020 of the CSB's intent to apply for this grant prior to the application due date. The Fairfax-Falls Church Community Services Board will review the application on May 27, 2020.

BACKGROUND:

The Department of Behavioral Health and Developmental Services is seeking proposals for the Grant for Behavioral Health Docket Diversion Programs from Community Services Boards for funding to provide services that divert persons with mental illness or co-occurring mental illness and substance use disorders from the criminal justice system at Intercept 3 of the Sequential Intercept Model. Specifically, proposals are sought from programs that are seeking to establish, strengthen, or expand Behavioral Health Dockets in their jurisdictions.

Funds will be used in order to achieve the following goals: reducing the number of persons with mental illness in Virginia jails, preventing or greatly reducing the amount of jail days that persons with mental illness serve in Virginia jails, improving overall well-being of these individuals by preserving or securing treatment and supports in the community, and increasing public safety by providing an appropriate level of community supervision and reducing recidivism. Proposed uses of funding include a two-year funding source for an already identified peer support specialist role. The FY 2021 Updated Budget Proposal sent to the Board of Supervisors on April 7, 2020, defers funding for Division First. By obtaining grant funding, a 1/1.0 FTE new grant Peer Support Specialist position will provide recovery support services for up to 25 docket participants. Through existing County contracts, Mental Health Skill Building Services will be provided to up to 10 docket participants and 2 participants will be housed in permanent supportive housing. Emergency housing in the form of the purchase of hotel rooms will be provided to docket participants experiencing homelessness and pending connection to alternative housing resources.

FISCAL IMPACT:

Grant funding in the amount of \$185,000 is being requested to enhance identification, diversion, and connection of persons with mental illness or co-occurring substance abuse disorders at the earliest possible point of contact with the criminal justice system. No Local Cash Match is required. This grant does not allow for the recovery of indirect

Board Agenda Item  
May 12, 2020

costs. This action does not increase the expenditure level in the Federal-State Grant Fund, as funds are held in reserve for unanticipated grant awards.

CREATION OF NEW POSITIONS:

There is 1/1.0 FTE new grant position associated with this award. The County is under no obligation to continue funding this position when the grant funding expires.

ENCLOSED DOCUMENTS:

Attachment 1: Summary of Grant Proposal

STAFF:

Tisha Deeghan, Deputy County Executive

Dave Rohrer, Deputy County Executive

Daryl Washington, Executive Director, Fairfax-Falls Church Community Services Board

Judge Tina Snee, Fairfax County General District Court

## Grant for Behavioral Health Docket Diversion Programs

### Summary of Grant Proposal

Please note: the actual grant application is not yet complete; therefore, this summary has been provided detailing the specifics of this application.

<b>Grant Title:</b>	Grant for Behavioral Health Docket Diversion Programs
<b>Funding Agency:</b>	Virginia Department of Behavioral Health and Developmental Services (DBHDS)
<b>Applicant:</b>	Fairfax-Falls Church Community Services Board (CSB)
<b>Funding Amount:</b>	Funding of \$185,000 in the first year
<b>Proposed Use of Funds:</b>	<p>Funding will be used to enhance connection to treatment of persons with mental illness or co-occurring substance abuse disorders at the earliest possible point of contact with the criminal justice system. Proposed uses of funding include creation of a peer support specialist position, providing 2 permanent supportive housing placements through county contract, purchase of services for clients (to include emergency housing and mental health skill building).</p>
<b>Performance Measures:</b>	<p>Enhance compliance with probation for up to 25 homeless participants of the Mental Health Docket.</p> <p>Maintain stable housing for 2 individuals annually in the Mental Health Docket program.</p> <p>Improve connections to treatment for participants receiving peer support services.</p> <p>Enhance required evidenced-based practices developed by the National Association of Drug Court Professionals (NADCP).</p>
<b>Grant Period:</b>	July 1, 2020 to June 30, 2021 with anticipated funding available for an additional year through June 30, 2022.

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ADMINISTRATIVE - 6

Approval of Traffic Calming Measures as Part of the Residential Traffic Administration Program (Providence and Mount Vernon Districts)

ISSUE:

Board endorsement of Traffic Calming measures as part of the Residential Traffic Administration Program (RTAP).

RECOMMENDATION:

The County Executive recommends that the Board endorse the traffic calming plan for Rosemary Lane (Attachment I and Attachment II) and Quander Road (Attachment III and Attachment VI) consisting of the following:

- Six speed humps on Rosemary Lane (Providence District)
- Four speed humps on Quander Road (Mount Vernon District)

In addition, the County Executive recommends that the Fairfax County Department of Transportation (FCDOT) be requested to schedule the installation of the approved traffic calming measures as soon as possible.

TIMING:

Board action is requested on May 12, 2020.

BACKGROUND:

As part of RTAP, roads are reviewed for traffic calming when requested by a Board member on behalf of a homeowners or civic association. Traffic calming employs the use of physical devices such as speed humps, speed tables, raised pedestrian crosswalks, chokers, or median islands to reduce the speed of traffic on a residential street. Staff performed engineering studies documenting the attainment of qualifying criteria. Staff worked with the local Supervisor's office and community to determine the viability of the requested traffic calming measure to reduce the speed of traffic. Once the plan for the road under review is approved and adopted by staff, that plan is then submitted for approval to the residents within the ballot area in the adjacent community.

On February 26, 2020, FCDOT received verification from the Providence District Supervisor's office confirming community support for the Rosemary Lane traffic calming plan.

Board Agenda Item  
May 12, 2020

On March 4, 2020, FCDOT received verification from the Mount Vernon District Supervisor's office confirming community support for the Quander Road traffic calming plan.

FISCAL IMPACT:

Funding in the amount of \$80,000 for the traffic calming measure associated with this traffic calming project is available in Fund 300-30050, Transportation Improvements, Project 2G25-076-000.

ENCLOSED DOCUMENTS:

Attachment I: Traffic Calming Resolution for Rosemary Lane  
Attachment II: Traffic Calming Plan for Rosemary Lane  
Attachment III: Traffic Calming Resolution for Quander Road  
Attachment IV: Traffic Calming Plan for Quander Road

STAFF:

Rachel Flynn, Deputy County Executive  
Tom Biesiadny, Director, Fairfax County Department of Transportation (FCDOT)  
Eric Teitelman, Chief, Capital Projects and Traffic Engineering Division, FCDOT  
Neil Freschman, Chief, Traffic Engineering Section, FCDOT  
Steven K. Knudsen, Transportation Planner, Traffic Engineering Section, FCDOT



## **RESOLUTION**

**FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION  
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)  
TRAFFIC CALMING MEASURES  
ROSEMARY LANE  
PROVIDENCE DISTRICT**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic), on Tuesday, May 12, 2020, at which a quorum was present and voting, the following resolution was adopted:

**WHEREAS**, the residents in the vicinity of Rosemary Lane have requested the Providence District Supervisor's Office of Fairfax County to consider remedial measures to reduce the speed of traffic on Rosemary Lane; and

**WHEREAS**, an engineering study by the Fairfax County Department of Transportation (FCDOT) for Rosemary Lane indicates that all basic traffic calming criteria are met pertaining to functional classification of the roadway, identification of a significant speeding concern, and proof of community support; and

**WHEREAS**, the proposed Traffic Calming Plan was properly presented to the community in the affected survey area for their review and consideration; and

**WHEREAS**, the Traffic Calming Plan was subsequently approved by the occupied residences within the appropriate surveyed area; and

**WHEREAS**, the intended source of funding for the Traffic Calming Plan is Fairfax County.

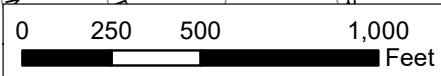
**NOW THEREFORE BE IT RESOLVED**, that the Board of Supervisors endorses the proposed Traffic Calming Plan and requests that the Virginia Department of Transportation review and approve the feasibility of implementing traffic calming measures on Rosemary Lane as part of FCDOT's Residential Traffic Administration Program.

**ADOPTED** this 12<sup>th</sup> day of May, 2020.

A Copy Teste:

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Jill G. Cooper  
Clerk for the Board of Supervisors



April 2020



## **RESOLUTION**

**FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION  
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)  
TRAFFIC CALMING MEASURES  
QUANDER ROAD  
MOUNT VERNON DISTRICT**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically (due to the State of Emergency caused by the COVID-19 pandemic), on Tuesday, May 12, 2020, at which a quorum was present and voting, the following resolution was adopted:

**WHEREAS**, the residents in the vicinity of Quander Road have requested the Mount Vernon District Supervisor's Office of Fairfax County to consider remedial measures to reduce the speed of traffic on Quander Road; and

**WHEREAS**, an engineering study by the Fairfax County Department of Transportation (FCDOT) for Quander Road indicates that all basic traffic calming criteria are met pertaining to functional classification of the roadway, identification of a significant speeding concern, and proof of community support; and

**WHEREAS**, the proposed Traffic Calming Plan was properly presented to the community in the affected survey area for their review and consideration; and

**WHEREAS**, the Traffic Calming Plan was subsequently approved by the occupied residences within the appropriate surveyed area; and

**WHEREAS**, the intended source of funding for the Traffic Calming Plan is Fairfax County.

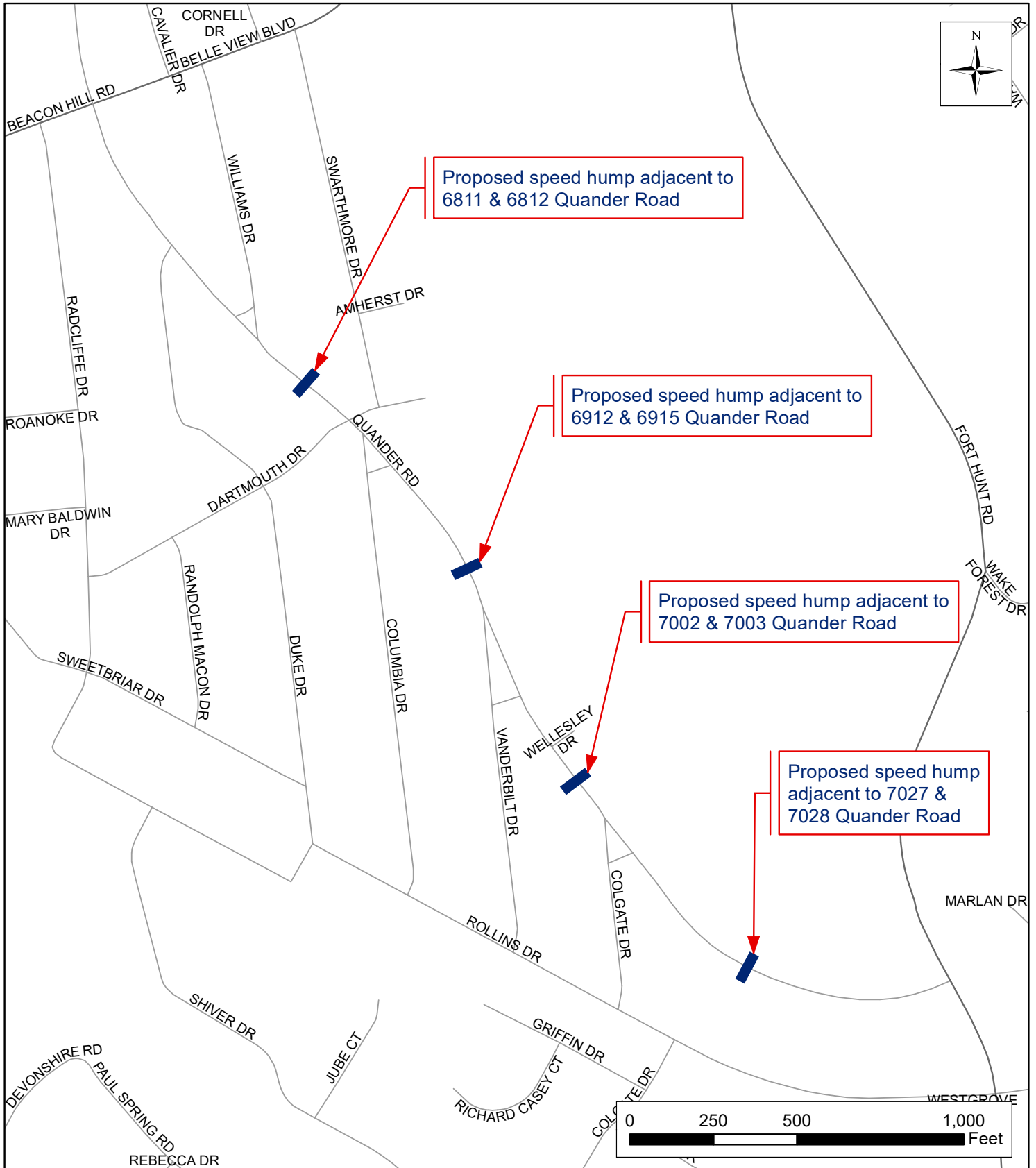
**NOW THEREFORE BE IT RESOLVED**, that the Board of Supervisors endorses the proposed Traffic Calming Plan and requests that the Virginia Department of Transportation review and approve the feasibility of implementing traffic calming measures on Quander Road as part of FCDOT's Residential Traffic Administration Program.

**ADOPTED** this 12<sup>th</sup> day of May, 2020.

A Copy Teste:

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Jill G. Cooper  
Clerk for the Board of Supervisors



Tax Map: 93-1, 93-2

April 2020

**Fairfax County Department of Transportation  
Residential Traffic Administration Program  
Traffic Calming Plan  
Quander Road  
Mount Vernon District**



Board Agenda Item  
May 12, 2020

ADMINISTRATIVE - 7

Authorization to Advertise a Public Hearing on a Proposal to Vacate and Abandon a Portion of Brecknock Street / Route 5443 (Sully District)

ISSUE:

Authorization of a public hearing on a proposal to vacate and abandon a portion of Brecknock Street / Route 5443.

RECOMMENDATION:

The County Executive recommends that the Board authorize the advertisement of a public hearing to consider the vacation and abandonment of the subject right-of-way.

TIMING:

The Board should take action on May 12, 2020, to provide sufficient time to advertise the public hearing for July 14, 2020, at 4:00 p.m.

BACKGROUND:

The applicant, Taddeo Homes, is requesting that a portion of Brecknock Street / Route 5443 be vacated under §15.2-2272(2) of the Virginia Code and abandoned under Virginia Code §33.2-909. The applicant is seeking this request because of the requirements of Interparcel Access Waiver #6369-WIPA-001-1 (Attachment VIII).

The subject portion of Brecknock Street, at the southeast side of the intersection of Tilton Valley Drive, is currently unbuilt. Brecknock Street was originally dedicated in 1973 as a public road as part of the Mary Ridge subdivision and is in the VDOT Secondary System of Highways. This unconstructed portion of Brecknock Street does not and would not provide vehicular connection between Tilton Valley Drive and Brecknock Street. The property that abuts both sides of the existing right-of-way to be vacated and abandoned is currently occupied by Lots 18 and 19 of the Mary Ridge subdivision, to which the land would revert after the vacation and abandonment.

Traffic Circulation and Access

The vacation and abandonment will have no long-term impact on pedestrian, transit, or vehicle circulation and access.

Board Agenda Item  
May 12, 2020

Easements

The project manager has certified that all easement requirements for the project have been met.

The proposal to vacate and abandon this right-of-way was circulated to the following public agencies and utility companies for review: Office of the County Attorney, Department of Public Works and Environmental Services, Fairfax County Department of Transportation, Department of Planning and Development, Fairfax County Park Authority, Fairfax County Water Authority, Fairfax County School Board, Fire and Rescue Department, Virginia Department of Transportation, Dominion Virginia Power, Washington Gas, and Verizon. None of these indicate any opposition to the proposal.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment I: Letter of Request and Justification  
Attachment II: Notice of Intent to Abandon & Vacate  
Attachment III: Order of Abandonment  
Attachment IV: Ordinance of Vacation  
Attachment V: Metes and Bounds Description  
Attachment VI: Vacation and Abandonment Plat  
Attachment VII: Vicinity Map  
Attachment VIII: Interparcel Access Waiver #6369-WIPA-001-1 Documentation  
Attachment IX: Resolution

STAFF:

Rachel Flynn, Deputy County Executive  
Tom Biesiadny, Director, Fairfax County Department of Transportation (FCDOT)  
Gregg Steverson, Division Chief, FCDOT  
Jeff Hermann, Site Analysis Section Chief, FCDOT  
Michelle Guthrie, FCDOT  
Jeffrey Edmondson, FCDOT

ASSIGNED COUNSEL:

Pamela K. Peltó, Assistant County Attorney

LETTER OF REQUEST AND JUSTIFICATION

September 29, 2019

Board of Supervisors of Fairfax County  
12000 Government Center Parkway, Suite 552  
Fairfax, Virginia 22035

Re: Vacation and Abandonment of Portions of Brecknock Street

As part of the development of TADDEO ESTATES subdivision, Plan #6369-SD-003-1, Fairfax County Department of Public Works and Environmental Services issued an Interparcel Access Waiver [#6369-WIPA-001-1] dated May 1, 2008, conditioned on, among other things:

"Existing stub street of Brecknock Street (that is not extended) should be vacated/abandoned and pavement should be removed. This should occur prior to the issuance of the residential use permit for the first new home in the subdivision."

The applicant, Taddeo Homes, is requesting the vacation and abandonment of those portions of Brecknock Street required by Interparcel Access Waiver #6369-WIPA-001-1. Attached is a plat entitled "Plat Showing Vacation and Abandonment of a Portion of Brecknock Street" prepared by Charles P. Johnson & Associates, Inc. dated February 21, 2019 (the "**Plat**"). The applicant requests the vacation of that portion of Brecknock Street that results in Parcels A and B as shown on the Plat.

NOTICE OF INTENT TO ABANDON AND TO  
ADOPT AN ORDINANCE VACATING  
A PART OF A PLAT ON WHICH IS SHOWN

Portions of BRECKNOCK STREET (Route 5443)

Sully District,  
Fairfax County, Virginia

Notice is hereby given that the Board of Supervisors of Fairfax County, Virginia, will hold a public hearing on July 14, 2020, at 4:00 PM during its regular meeting in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, VA, pursuant to Virginia Code Ann. § 15.2-2204, (1) on the proposed abandonment of a portion of a public road known as Brecknock Street, and (2) vacating a part of the plat of MARY RIDGE subdivision, recorded in Deed Book 3893 at Page 545, on which is shown Brecknock Street from Tilton Valley Drive to the northeast property corner of Lot 19, MARY RIDGE. The road is located on Tax Map 46-1-010 and is described on the metes and bounds schedule prepared by Charles P. Johnson & Associates, Inc. dated September 13, 2019, and is shown on the plat entitled "Plat Showing Vacation and Abandonment of a Portion of Brecknock Street" dated February 21, 2019, and also prepared by Charles P. Johnson & Associates, Inc., both of which are on file in the Fairfax County Department of Transportation, 4050 Legato Road, Suite 400, Fairfax, Virginia 22033, Telephone Number (703) 877-5600.

All persons wishing to speak on this subject may call the Office of the Clerk to the Board, (703) 324-3151, to be placed on the Speaker's List, or may appear and be heard.

SULLY DISTRICT.

§ 33.2-909

§ 15.2-2272(2)



ORDER OF ABANDONMENT

A Portion of BRECKNOCK STREET (Route 5443)

SULLY DISTRICT  
Fairfax County, Virginia

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held this 14th day of July 2020, it was duly moved and seconded that:

WHEREAS, after conducting a public hearing pursuant to notice as required by Virginia Code §33.2-909, and after giving due consideration to the historic value, if any, of such road, the Board has determined that no public necessity exists for continuance of this road as a public road, and that the safety and welfare of the public will be served best by an abandonment,

WHEREFORE, BE IT ORDERED:

That the portions of Brecknock Street labeled as Parcel A and Parcel B on the plat entitled "Plat Showing Vacation and Abandonment of a Portion of Brecknock Street" dated February 21, 2019, and prepared by Charles P. Johnson & Associates, Inc. containing approximately 6,105 square feet and 5,740 square feet, respectively, and described on the metes and bounds schedule prepared by Charles P. Johnson & Associates, Inc. dated September 13, 2019, which is attached hereto and incorporated herein, be and the same are hereby abandoned as a public road pursuant to Virginia Code §33.2-909.

This abandonment is subject to any right, privilege, permit, license, or easement in favor of any public service company, utility, or other person or entity, including any political subdivision, whether located above, upon, or under the surface, either presently in use or of record, including the right to operate, maintain, replace, alter, extend, increase or decrease in size any facilities in the abandoned roadway, without any permission of the landowner(s).

A Copy Teste:

Jill G. Cooper  
Clerk for the Board of Supervisors

§33.2-909

ADOPTION OF AN ORDINANCE VACATING  
A PART OF A PLAT ON WHICH IS SHOWN

A Portion of BRECKNOCK STREET (Route 5443)

Sully District,  
Fairfax County, Virginia

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center in Fairfax County, Virginia, on July 14 2020, at which meeting a quorum was present and voting, the Board, after conducting a public hearing upon due notice given pursuant to Virginia Code Ann. §15.2-2204 and as otherwise required by law, adopted the following ordinance, to-wit:

BE IT ORDAINED by the Board of Supervisors of Fairfax County, Virginia: that Part of the Plat of MARY RIDGE subdivision recorded in Deed Book 3893 at Page 545, on which is shown Brecknock Street, from Tilton Valley Drive to the western property corner of Lot 1A, TADDEO ESTATES subdivision containing approximately 11,845 square feet of land, located on Tax Map 46-1-010 and described on the metes and bounds schedule prepared by Charles P. Johnson & Associates, Inc. dated September 13, 2019, and shown on the plat entitled "Plat Showing Vacation and Abandonment of a Portion of Brecknock Street" dated February 21, 2019, and also prepared by Charles P. Johnson & Associates, Inc. attached hereto and incorporated herein, be and the same is hereby vacated, pursuant to Virginia Code Ann. §15.2-2272(2).

This vacation is subject to any right, privilege, permit, license, easement, in favor of any public service company, utility, or other person or entity, including any political subdivision, whether located above, upon, or under the surface, either presently in use or of record, including the right to operate, maintain, replace, alter, extend, increase, or decrease in size any facilities in the vacated roadway, without any permission of the landowner.

A Copy Teste:

---

Jill G. Cooper  
Clerk for the Board of Supervisors

§15.2-2272(2)

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
Associates Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Fairfax, VA

September 13, 2019

DESCRIPTION OF THE PROPERTY OF  
THE FAIRAX COUNTY BOARD OF SUPERVISORS  
AS RECORDED IN DEED BOOK 3893 AT PAGE 545

A PORTION OF BRECKNOCK STREET – ROUTE 5443 (TO BE VACATED AND  
ABANDONED)

Parcel A  
Sully District  
Fairfax County, Virginia

Description of Parcel A, a portion of Brecknock Street recorded in Deed Book 3893 at Page 545 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point in the southeasterly right of way line of Tilton Valley Drive, said point being a northwesterly corner of Lot 19, Mary Ridge as recorded in Deed Book 3893 at Page 545; thence with the said right of way line

North 29°29'40" East, 55.00 feet to a point; thence departing from said southeasterly right of way line of Tilton Valley Drive and running through Brecknock Street the following three (3) courses:

South 60°30'20" East, 25.00 feet to a point;

147.94 feet along the arc of a curve to the left having a radius of 365.00 feet and a chord bearing and chord of South 72°07'00" East, 146.93 feet to a point and

South 83°43'40" East, 20.00 feet to a point on the westerly line of Lot 1A, Taddeo Estates as recorded in Deed Book 22042 at Page 1759; thence with said westerly lines of Lot 1A

South 06°16'20" West, 30.00 feet to a point and

North 83°43'40" West, 20.00 feet to a point marking the northeasterly corner of aforementioned Lot 19, Mary Ridge, said point also marking the northwesterly corner of Lot 1A, Taddeo Estates; thence with the northerly lines of Lot 19

160.10 feet along the arc of a curve to the right having a radius of 395.00 feet and a chord bearing and chord of North 72°07'00" West, 159.00 feet to a point and

39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and chord of South 74°29'40" West, 35.36 feet to the point of beginning.

Containing 6,105 square feet or 0.14015 acres of land.

Parcel B  
Sully District  
Fairfax County, Virginia

Description of Parcel B, a portion of Brecknock Street recorded in Deed Book 3893 at Page 545 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point in the southeasterly right of way line of Tilton Valley Drive, said point being a southwesterly corner of Lot 18, Mary Ridge as recorded in Deed Book 3893 at Page 545; thence departing from said right of way line and running with the aforesaid southerly lines of Lot 18, Mary Ridge the following three (3) courses:

39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing and chord of South 15°30'20" East, 35.36 feet to a point;

135.78 feet along the arc of a curve to the left having a radius of 335.00 feet and a chord bearing and chord of South 72°07'00" East, 134.85 feet to a point and

South 83°43'40" East, 20.00 feet to a point marking a westerly corner of Lot 1A, Taddeo Estates, said point also marking the southeasterly corner of Lot 18, Mary Ridge; thence with the westerly line of said Lot 1A

South 06°16'20" West, 30.00 feet to a point; thence departing from the said westerly line of Lot 1A and running through Brecknock Street the following three (3) courses:

North 83°43'40" West, 20.00 feet to a point;

147.94 feet along the arc of a curve to the right having a radius of 365.00 feet and a chord bearing and chord of North 72°07'00" West, 146.93 feet to a point and

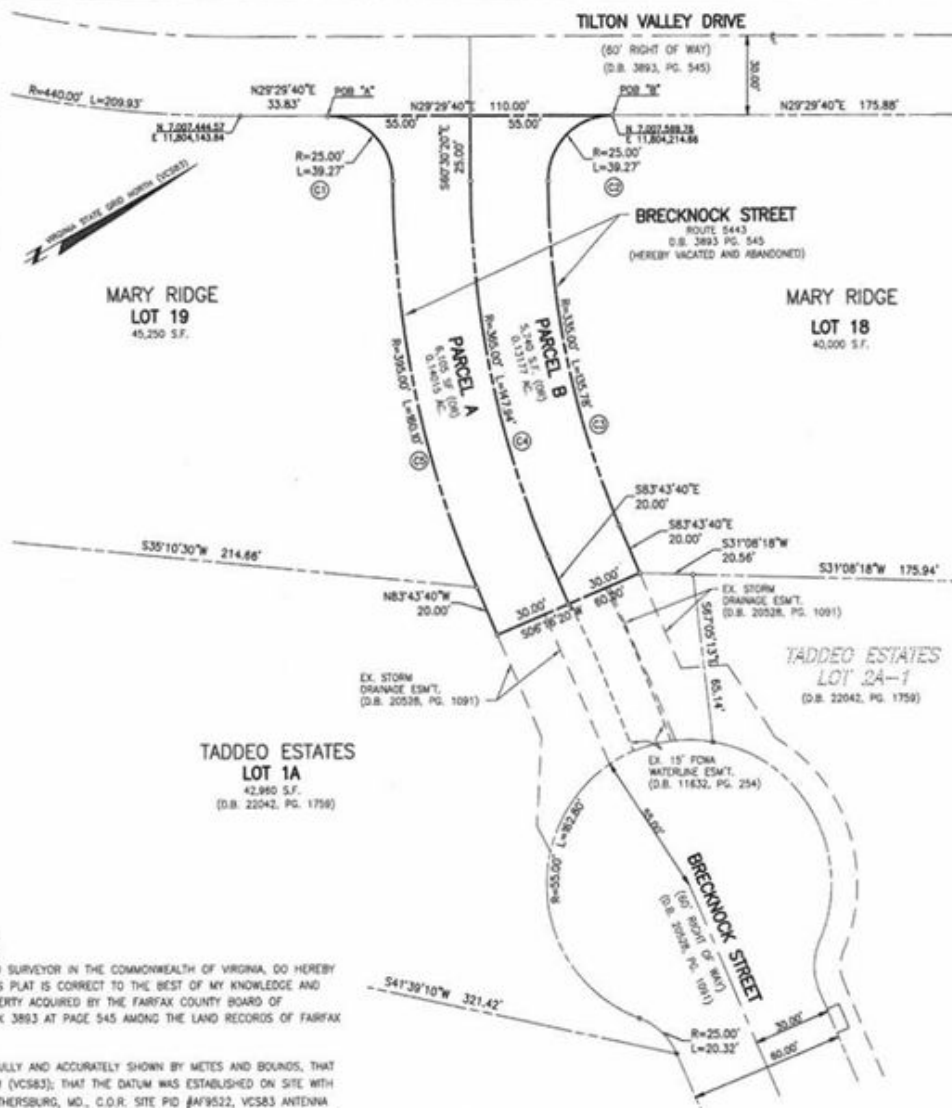
North 60°30'20" West, 25.00 feet to a point in the aforementioned southeasterly right of way line of Tilton Valley Drive; thence with said right of way line

North 29°29'40" East, 55.00 feet to the point of beginning.

Containing 5,740 square feet or 0.13177 acres of land.



<p align="center"><b>APPROVED</b>  <b>COUNTY OF FAIRFAX</b>  <b>LAND DEVELOPMENT SERVICES</b>  <b>ADDRESSING REVIEW</b></p>	
DATE	BY
<p align="center"><b>FINAL PLAT</b></p> <p align="center"><b>RECOMMENDED FOR APPROVAL</b>  <b>FAIRFAX COUNTY</b>  <b>LAND DEVELOPMENT SERVICES</b></p>	
<p>ALL STREET LOCATIONS AND/OR EASEMENTS          CONFORM TO THE REQUIREMENTS OF THIS OFFICE.</p>	
<p>THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE          PUBLIC SANITARY SEWER.</p>	
DATE	BY
<p align="center"><b>APPROVED</b>  <b>FOR</b>  <b>BOARD OF SUPERVISORS</b>  <b>FAIRFAX COUNTY, VIRGINIA</b></p>	
DATE	BY
<p>APPROVAL, VOID IF PLAT IS NOT OFFERED FOR          RECORD ON OR BEFORE _____</p>	



1. THE PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP NO. 46-1 AND IS ZONED R-1.
2. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE NOTED ON THIS PLAT.
3. THIS PLAT IS BASED ON A BOUNDARY SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED NOVEMBER, 2018 WITH AN ERROR OF CLOSURE WITHIN THE LIMIT OF ONE (1) IN TWENTY THOUSAND (20,000) RELATED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) NORTH ZONE.
4. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD RUM BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO AN NOAA/VCS PUBLISHED MONUMENT DESIGNATED AS H9413 WITH A COMBINED SCALED FACTOR OF 0.99995941.
5. ALL EASEMENTS ARE "HEREBY GRANTED" UNLESS OTHERWISE NOTED.
6. THIS PROPERTY LIES WITHIN "ZONE X", (AREAS OF MINIMAL FLOOD HAZARD), AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NO. 51050C0140E 1 AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
7. PARCELS "A" AND "B" DO NOT MEET THE REQUIREMENTS OF THE ZONING ORDINANCE FOR A BUILDABLE LOT.

I, EUGENE C. DORN A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE PROPERTY DELINEATED ON THIS PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT IS A PLAT OF ALL OF THE PROPERTY ACQUIRED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS, BY DEED RECORDED IN DEED BOOK 3893 AT PAGE 545 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THIS PARCEL IS FULLY AND ACCURATELY SHOWN BY METES AND BOUNDS, THAT BEARINGS REFER TO VIRGINIA COORDINATE SYSTEM (VCS83); THAT THE DATUM WAS ESTABLISHED ON SITE WITH G.P.S. RECEIVERS BASED ON THE NGS, NOAA GAITHERSBURG, MD., C.O.R. SITE PID #AF9522, VCS83 ANTENNA REFERENCE POINT, WITH LATITUDE 30 08 02.34046 N, LONGITUDE 077 13 15.51884 W AND THAT IRON PIPES WILL BE SET IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.



EUGENE C. DORN  
LICENSED LAND SURVEYOR  
VA NO. 001445

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CH. BEARS
C1	90°00'00"	25.00'	39.27'	25.00'	35.36'	574'29"40"
C2	90°00'00"	25.00'	39.27'	25.00'	35.36'	515'30'20"
C3	23°13'20"	336.00'	135.78'	86.83'	134.85'	572°07'00"
C4	23°13'20"	363.00'	147.84'	75.00'	146.93'	572°07'00"
C5	23°13'20"	365.00'	180.10'	81.16'	159.00'	572°07'00"

GRAPHIC SCALE  
30 0 15 30  
SCALE: 1" = 30'

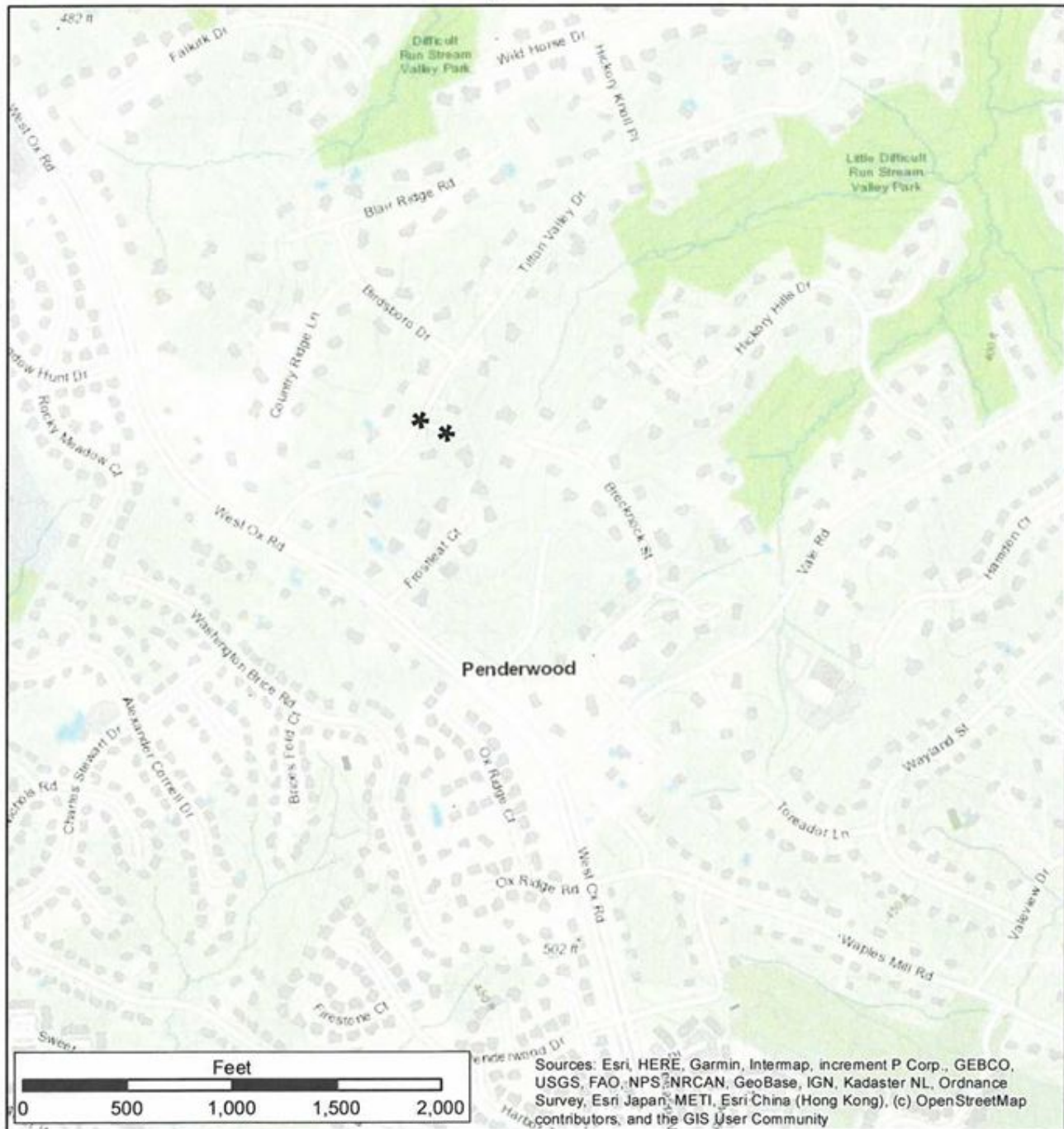
PLAT SHOWING  
VACATION AND ABANDONMENT  
OF A PORTION OF  
**BRECKNOCK STREET**  
(D.B. 3893, PG. 545)  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**CPI** Charles P. Johnson & Associates, Inc.  
Associates  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
3058 PENDER DRIVE SUITE 210 FAIRFAX, VIRGINIA 22030 (703) 985-7750  
SILVER SPRING, MD FAX (703) 985-7751

STATION DATE	CONTRACT	TAX MAP 46-1 (S10)	SITE PLAN NO N/A
		DRAWN: DAS	SHEET 1 OF
		CHECK: TJD	
		DATE: 3-21-09	FILE NO: 96-G006A
COPYRIGHT © LATEST DATE HEREON (NAME) OF JOHNSON & ASSOCIATES, INC. ALL RIGHTS RESERVED. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED			

Lost Saved 12/16/2019 Lost Pooled 12/17/2019 3:52 PM Sheet N:\2018-2541\DWG\02

# Brecknock Street Easement Vacation/Abandonment Sully District



Tax Map 46-1

\* Symbol Denotes Area of Easement to be Vacated





## County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

MAY - 1 2008

Dominic M. Taddeo, Principal  
Taddeo Homes  
6425 Tilton Valley Drive  
Fairfax, Virginia 22033

Subject: Taddeo Estates Subdivision, Plan #6369-SD-003-1, Tax Map #046-1-01-0002-B, Sully District

Reference: Interparcel Access Waiver #6369-WIPA-001-1

Dear Mr. Taddeo:

Your request to waive the requirements of the Fairfax County Public Facilities Manual Section 7-0101.1 to provide Interparcel access to connect Brecknock Street through the property to Tilton Valley Drive has been reviewed and coordinated with the Fairfax County Department of Transportation and Virginia Department of Transportation, and is hereby approved, conditioned upon the following:

- Existing stub street of Brecknock Street (that is not extended) should be vacated/abandoned and pavement should be removed. This should occur prior to the issuance of the residential use permit for the first new home in the subdivision.
- The applicant shall provide a "State Standard" cul-de-sac on Brecknock Street.

This waiver shall automatically expire, without notice, twenty-four (24) months after the approval date of this letter, unless the subject construction plan has been approved.

If you have any questions or need additional information, please contact Shaukat Faheem, Engineer III, Environmental and Site Review Division (ESRD) West at 703-324-1720.

Sincerely,

  
for Assad Ayoubi, Director  
ESRD West

AUA/tg

cc: Angela Kadar Rodeheaver, Chief, Site Analysis Section, FCDOT  
Shaukat Faheem, Engineer III, ESRD West, DPWES  
Waiver File

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359







6369-WIPA-006-1 CAA/TBA

## Taddeo Homes

Ms. Michelle Brickner, P.E., Director  
 Department of Public Works and Environmental Services  
 Environmental and Facilities Review Division  
 12055 Government Center Parkway, Suite 530  
 Fairfax, VA 22035

November 26, 2007

Re: Inter-parcel Access Waiver Request  
 Taddeo Estates, 6369-SD-03-1  
 Tax Map #46-1((1))2B  
 Sully District

Sent to DOT  
 2/21/08

Dear Ms. Brickner:

In reference to the above specified project, we respectfully request for your consideration a waiver of PFM Section 7-0101.1 with regard to providing inter-parcel access to connect Brecknock Street through the property to Tilton Valley Drive. We provide the following justifications for granting the waiver:

1. The surrounding adjacent property owners have expressed opposition to Brecknock Street being established as a through road as it will cause increased traffic, noise, and safety concerns for those property owners.
2. There is no benefit to providing a through road along Brecknock Street. Brecknock Street runs parallel to West Ox Road between Tilton Valley Drive and Vale Road. West Ox Road is a major collector road for both Tilton Valley Drive and Vale Road and the predominant destination for both streets. Vehicles using either road can reach West Ox Road shortly beyond Brecknock Street. Therefore, there is no advantage to using Brecknock Street to reach the other.
3. The west portion of Brecknock Street has been a "stub out" for an extended period of time. The opposite portion of Brecknock Street is an existing cul-de-sac. With approval of the waiver, the existing condition is maintained.

We feel the items listed above provide reasonable justifications for waiver approval and appreciate your consideration on this matter. For your reference are two copies of the Final Subdivision Plat as well as the \$690.00 waiver request fee. Your prompt attention to this request would be greatly appreciated. If you have any questions or require any additional information, please feel free to contact me.

Sincerely,

Dominic M. Taddeo  
 Principal

3425 Tilton Valley Dr Fairfax, Virginia 22033 (703)307-7237

dmtaddeo@yahoo.com





SF

## COMMONWEALTH of VIRGINIA

DAVID S. EKERN, P.E.  
COMMISSIONER

DEPARTMENT OF TRANSPORTATION  
14685 Avion Parkway  
Chantilly, VA 20151  
(703) 383-VDOT (8368)

March 12, 2008

Assad Ayoubi, Director  
Department of Public Works and Environmental Services  
Land Development Services  
12055 Government Center Parkway, Suite 444  
Fairfax, Virginia 22035-5503

Re: Taddeo Estates Subdivision, Interparcel Access Waiver  
Fairfax County Plan No.: 6369-WIPA-001-1

Dear Mr. Ayoubi:

We have reviewed the referenced waiver and have no objection to the approval of this waiver as noted:

1. The existing stub street of Brecknock Street (that is not being extended) should be vacated/abandoned and pavement should be removed.
2. The applicant should provide a standard cul-de-sac.

If you have any questions, please call me at (703) 383-2059.

Sincerely,

A handwritten signature in black ink, appearing to read "P. Gerner".

Peter K. Gerner, P.E.  
Transportation Engineer

cc: Ms. D. A. Purvis

## RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Fairfax County Government Center at Fairfax, Virginia, this 14<sup>th</sup> day of July, 2020, at which a quorum was present and voting, the following resolution was adopted:

**WHEREAS**, Taddeo Homes, petitioned the Fairfax County Board of Supervisors to abandon and vacate an existing stub street of Brecknock Street (Route 5443) to satisfy the conditions of Interparcel Access Waiver #6369-WIPA-001-1 (Attachment VIII), and;

**WHEREAS**, the Board of Supervisors has approved the abandonment and vacation of the existing stub street of Brecknock Street (Route 5443) located adjacent to Tax Map 46-1-((10)) Parcel 18 and Parcel 19, described on the metes and bounds schedule dated September 13, 2019, and shown as 6,105 square feet (Parcel A) and 5,740 square feet (Parcel B) on the abandonment and vacation plat dated December 17, 2019, both prepared by CPJ Associates, and;

**WHEREAS**, the County has no current or planned use for the unimproved right-of-way created by the abandonment and vacation, and;

**WHEREAS**, the Board of Supervisors finds that it would be in the best interest of the residents of Fairfax County to abandon, pursuant to Virginia Code Ann. §33.2-909, and vacate, pursuant to Virginia Code Ann. §15.2-2272(2), the above described portion of Brecknock Street (Route 5443),

**NOW, THEREFORE**, upon public hearing duly advertised according to law, it is **RESOLVED** that, in consideration of the conditions associated with the Interparcel Access Waiver, the County Executive or Deputy County Executive is hereby authorized to execute all necessary documents to vacate and abandon the real property described above to the Applicant.

A Copy Teste:

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Jill G. Cooper  
Clerk for the Board of Supervisors

ADMINISTRATIVE - 8

Authorization to Advertise a Public Hearing on a Proposal to Prohibit Through Truck Traffic on Popes Head Road (Springfield District)

ISSUE:

Board authorization to advertise a public hearing to be held on Tuesday, July 14, 2020, at 4:00 p.m. for the purpose of endorsing the following road to be included in the Residential Traffic Administration Program (RTAP) for a through truck traffic restriction:

- Popes Head Road between Ox Road (Route 123) and Fairfax County Parkway.

RECOMMENDATION:

The County Executive recommends the Board authorize advertisement of a public hearing for the purpose of endorsing Popes Head Road between Ox Road (Route 123) and Fairfax County Parkway to be included in the RTAP for a through truck traffic restriction.

TIMING:

The Board should take action on May 12, 2020, to provide sufficient time for advertisement of the proposed public hearing scheduled for July 14, 2020, at 4:00 p.m.

BACKGROUND:

On July 1, 2019, Supervisor Herrity requested that staff work with the Virginia Department of Transportation (VDOT) to implement a through truck traffic restriction on Popes Head Road due to continuing safety concerns of residents regarding through trucks utilizing this road as a shortcut between Ox Road (Route 123) and Fairfax County Parkway.

The increased truck traffic has exacerbated safety concerns for the neighborhood. A possible alternate route is via Ox Road (Route 123) to Fairfax County Parkway (Attachment II).

Section 46.2-809, of the *Code of Virginia* requires a local jurisdiction to hold a duly advertised public hearing on any proposal to restrict through truck traffic on a primary or secondary road. Further, a resolution pertaining to prohibiting through truck traffic on a

Board Agenda Item  
May 12, 2020

portion of this road (Attachment I) has been prepared for adoption and transmittal to VDOT, which will conduct the formal engineering study of the through truck restriction request.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment I: Proposed Resolution to Restrict Through Truck Traffic on Popes Head Road

Attachment II: Area Map of Proposed Through Truck Traffic Restriction on Popes Head Road

STAFF:

Rachel Flynn, Deputy County Executive

Tom Biesiadny, Director, Fairfax County Department of Transportation (FCDOT)

Eric M. Teitelman, Chief, Capital Projects and Traffic Engineering Division, FCDOT

Neil Freschman, Chief, Traffic Engineering Section, FCDOT

Steven K. Knudsen, Transportation Planner, FCDOT

**RESOLUTION**

**FAIRFAX COUNTY DEPARTMENT OF TRANSPORTATION  
RESIDENTIAL TRAFFIC ADMINISTRATION PROGRAM (RTAP)  
THROUGH TRUCK TRAFFIC RESTRICTION  
POPES HEAD ROAD  
SPRINGFIELD DISTRICT**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, July 14, 2020, at which meeting a quorum was present and voting, the following resolution was adopted:

**WHEREAS**, the residents who live along Popes Head Road, between Fairfax County Parkway and Ox Road (Route 123), have expressed concerns regarding the negative impacts associated with through truck traffic on this road; and

**WHEREAS**, a reasonable alternate route has been identified for Popes Head Road starting at Popes Head Road and Ox Road (Route 123) to the intersection of Ox Road and Fairfax County Parkway and from the intersection of Ox Road and Fairfax County Parkway to the intersection of Fairfax County Parkway and Popes Head Road; and

**WHEREAS**, it is the intent of the Fairfax County Board of Supervisors to ensure that the proposed through truck restriction be enforced by the Fairfax County Police Department; and

**WHEREAS**, a public hearing was held pursuant to Section 46.2-809 of the *Code of Virginia*;

**NOW THEREFORE BE IT RESOLVED**, that the Board of Supervisors of Fairfax County, Virginia, has determined that in order to promote the health, safety, and general welfare of the citizens of Fairfax County, it is beneficial to prohibit through truck traffic on Popes Head Road, between Fairfax County Parkway and Ox Road (Route 123), as part of the County's Residential Traffic Administration Program (RTAP).

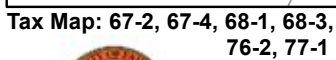
**FURTHER BE IT RESOLVED**, that the Commonwealth Transportation Board is hereby formally requested to take necessary steps to enact this prohibition.

**ADOPTED** this 14th day of July, 2020.

A Copy Teste:

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Jill G. Cooper  
Clerk for the Board of Supervisors



## February 2020



Board Agenda Item  
May 12, 2020

ACTION - 1

Approval of a Parking Reduction for One University (Braddock District)

ISSUE:

Board of Supervisors (Board) approval of an overall 18.75 percent reduction (72 fewer spaces) of the required parking for the affordable and senior housing components of the One University site, 2020 Tax Map 57-3 ((1)) 11A (Property).

RECOMMENDATION:

The County Executive recommends that the Board approve a parking reduction for the affordable and senior housing components of the One University site pursuant to Paragraph 5D of Section 11-102 of the Zoning Ordinance (Ordinance) based on the proximity of mass transit as identified in the parking study #2737-PKS-001-01, subject to the conditions in Attachment I.

TIMING:

Board action is requested on May 12, 2020.

BACKGROUND:

The One University property is subject to proffers and conditions associated with RZ 2018-BR-025, approved by the Board on September 24, 2019. The rezoning application permits residential development consisting of a maximum of 580 multifamily residential units, including 240 affordable dwelling units (ADU). The residential units are in three separate buildings, identified as Buildings A, B and C on the final development plan. Building A would contain 120 ADUs and Building B would contain 120 affordable age-restricted senior housing units. Building C is proposed to be developed with 340 multifamily units which the applicant intends to serve the local student population of George Mason University. Buildings A and B would be made available for households earning 60% of the Area Median Income (AMI) or less.

The parking reduction request is limited to Buildings A and B, the affordable and senior housing components located on Parcel 11A. Proffer 12 of the approved rezoning allows the applicant to pursue parking reductions for the site. The applicant is proposing an 18.75 percent reduction of parking for Buildings A and B which equates to a reduction of the parking rate from the required 1.6 spaces per unit to 1.3 spaces per unit. The

reduction request demonstrates that the proposed reduction will not affect the site, adjacent area, or nearby neighborhoods.

The proposed rate is justified for the following reasons:

- There two bus stops east of Ox Road within walking distance of the site that provide at least three separate routes with frequent service that serve three different Metrorail stations.
- CUE and Metrobus service provide direct links to grocery, retail, restaurant, and entertainment services in the City of Fairfax and at University Mall located within 1.5 miles of the development.
- Data provided by the applicant in their submission supports lower parking demand for affordable and senior housing.
- Bicycling with on-road dedicated and shared facilities are near the site for commuter and local access bicycling.
- Old Town Fairfax is a walkable one mile from the development.
- George Mason University is adjacent to the development, which offers cultural, academic, and entertainment activities. The university has a shuttle service for students, faculty, staff, and contracted service employees that serves off-campus locations in Fairfax and Prince William Counties.
- There is a proffered Transportation Demand Management (TDM) program.
- The applicant has proffered shuttle service for Buildings A and B.
- The proximity of Old Town Fairfax and University Mall to this development is suited for ridesharing usage such as Lyft/Uber.

The tables below summarize the Code required parking and the proposed parking at full buildout for Buildings A and B.

**Table 1. Proposed Minimum Parking Rate**

Land Use	Size	Rate Required by Code	Number of Spaces Required by Code	Proposed Reduction	Proposed New Minimum Number of Spaces	Proposed New Minimum Rate
Multi-Family Residential ADUs	240 units	1.6 spaces per unit	384 spaces	18.75%	312 spaces	1.3 spaces per unit

This recommendation reflects a coordinated review by the Department of Planning and Development, the Office of the County Attorney and Land Development Services (LDS).



Board Agenda Item  
May 12, 2020

FISCAL IMPACT:  
None.

ENCLOSED DOCUMENTS:  
Attachment I – Parking reduction conditions dated February 7, 2020  
Attachment II – Parking reduction request (2737-PKS-001-01) from Wells and Associates dated January 7, 2020

STAFF:  
Rachel Flynn, Deputy County Executive  
William D. Hicks, P.E., Director, LDS  
Eleanor Ku Coddling, Director, Permitting and Code Administration, LDS  
Michael Davis, Parking Program Manager, Site Code Research and Development, LDS

ASSIGNED COUNSEL:  
Patrick V. Foltz, Assistant County Attorney

## ATTACHMENT I

### PARKING REDUCTION CONDITIONS

February 7, 2020

1. These conditions apply to the current owners, their successors and assigns (hereinafter 'owners') of the parcel identified as 2020 Tax Map 57-3 ((1)) 11A.
2. Off-street parking for each use designated below must be provided per the following minimum parking rates associated with the development site:
  - Residential Multi-Family – 1.3 spaces per dwelling unit.
3. Any uses not listed in Condition #2 must provide parking at rates required by the Zoning Ordinance.
4. If the site is developed in substantial conformance with RZ 2018-BR-025 (the approved rezoning), then this parking reduction will remain in effect.
5. Other than spaces needed to meet accessibility requirements, the owners will not reserve parking spaces within the parking areas subject to this reduction.
6. The conditions of approval of this parking reduction must be incorporated into any site plan or site plan revision submitted to the Director for approval.
7. The owners must submit a parking utilization study for review and approval by the Director at any time in the future that the Zoning Administrator or the Director so requests. Following review of that study, or if a study is not submitted within 90 days after its request, the Director may require alternative measures to satisfy the property's onsite parking needs. Such measures may include, but are not limited to, compliance with the full parking requirements specified in the Zoning Ordinance.
8. Any parking utilization study prepared in response to a request by the Zoning Administrator or the Director must be based on applicable requirements of *The Code of the County of Fairfax, Virginia* and the Zoning Ordinance in effect at the time of the study's submission.
9. Any parking provided must comply with the applicable requirements of the Zoning Ordinance and the Fairfax County Public Facilities Manual including the provisions referencing the Americans with Disabilities Act and the Virginia Uniform Statewide Building Code.
10. These conditions of approval must be recorded in the Fairfax County Land Records in a form acceptable to the County Attorney. If these conditions have not been recorded and an extension has not been approved by the Director, approval of this parking reduction request will expire without notice six months from its approval date.

**WELLS + ASSOCIATES**

## MEMORANDUM

**To:** Jan Leavitt, P.E., Chief  
Site Code Research & Development Branch  
Department of Public Works and Environmental Services

**From:** Michael R. Pinkoske, PTP  
John A. Schick, PTP  
Evan S. Gittelman

**Re:** One University Affordable Housing  
Fairfax County Tax Map: 57-3 ((1)) 11A  
Fairfax County, Virginia

**Subject:** Residential Parking Reduction Request

**Date:** January 7, 2020



1420 Spring Hill Road  
Suite 610  
Tysons, Virginia 22102  
703-917-8620  
703-917-0735  
www.wellsassoc.com

**INTRODUCTION**

This memorandum presents the results of a parking reduction study conducted in support of the One University development, located in Fairfax County. The subject site is identified as Fairfax County Tax Map Parcel 57-3 ((1)) 11A, which is located in the northwest quadrant of the University Drive/Ox Road intersection within the Braddock Magisterial District of Fairfax County, Virginia (See Figure 1). The site is zoned PDH-5 (Planned Development Housing) and is part of the One University development.

The Subject Property is currently occupied by an existing office building, 46 affordable residential dwelling units (DU), and a surface parking lot (see Figure 2). Access to/from the site is currently provided via five (5) curb cuts along University Drive. As proposed, the Subject Property would be razed and redeveloped with three (3) residential buildings consisting of a mix of affordable, affordable senior, and student housing. On the west side of the site, a 120 DU affordable family building is proposed (Building A), in the center of the site a 120 DU affordable senior housing building is proposed (Building B), and on the east side of the site a 340 DU student housing building is proposed (Building C).

Parking at the redeveloped site would primarily be located below grade with a small amount of surface parking primarily reserved for visitors and short-term. Specifically, the two (2) affordable buildings would share a below grade parking garage with access from the west side of the site via University Drive.



Figure 1  
Site Location Map



NORTH

One University  
Fairfax County, Virginia





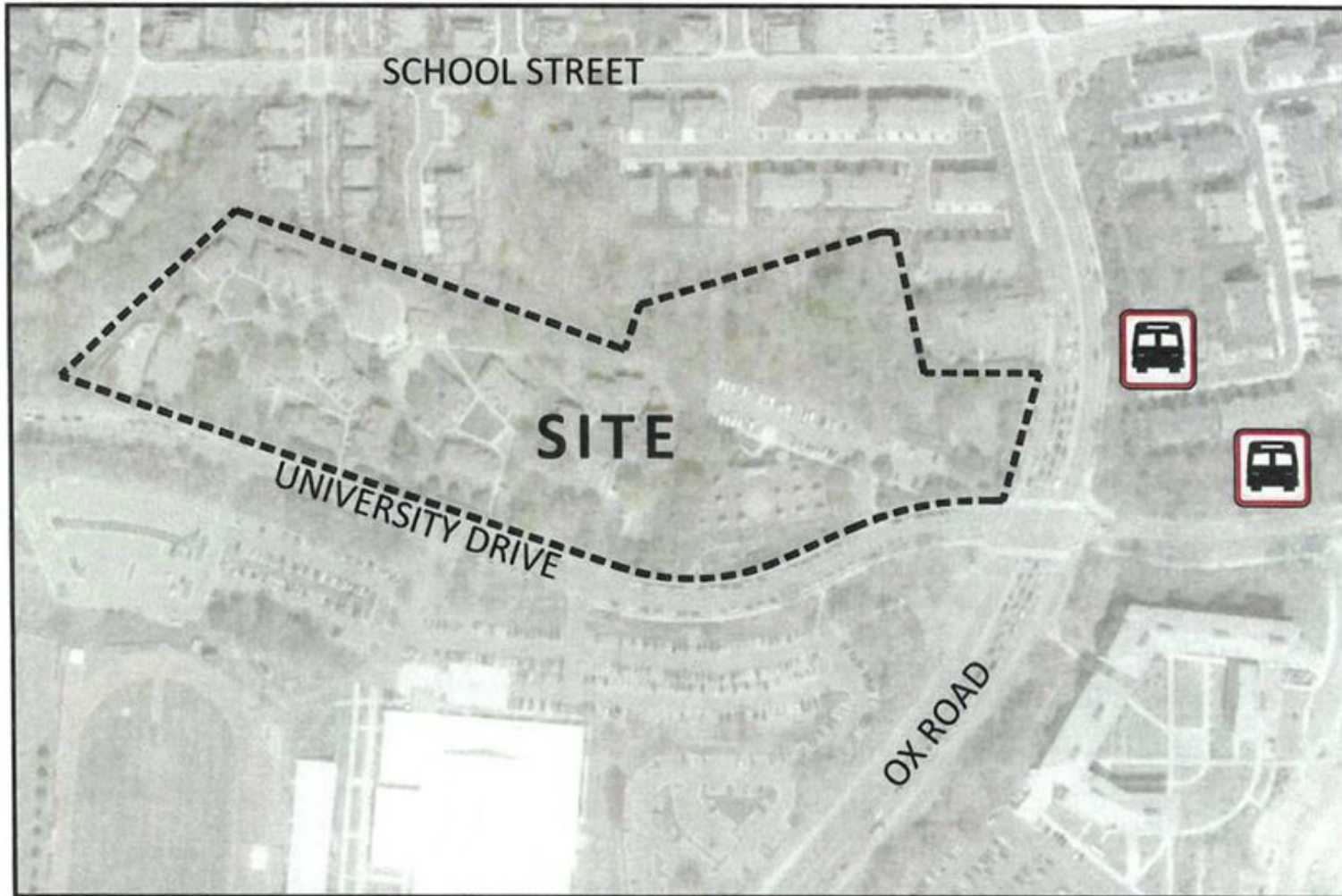


Figure 2  
Aerial of Existing Site



2



Orle University  
Fairfax County, Virginia



## WELLS + ASSOCIATES

### MEMORANDUM

Based on the proximity to bus stops serving mass transit, the Applicant has the ability to pursue a parking reduction for the proposed development, as may be permitted by Article 11 of the Zoning Ordinance and approved by the Board of Supervisors. The signed proffers are included as **Attachment II**.

In furtherance of this plan, the Applicant is requesting a reduction in the number of parking spaces that would be required by a strict application of the Fairfax County Zoning Ordinance as allowed by Article 11 Section 102.5.C of the Zoning Ordinance. As noted in Section 102.5.C, when the proposed development is within reasonable walking distance to: "a bus stop when service to this stop consists of more than three routes and at least one route serves a mass transit station...". Specifically, a residential parking reduction of approximately 18.75 percent from the 384 spaces (1.6 per DU) as required by the County's Zoning ordinance to 312 spaces (1.3 per DU) resulting in a total reduction of 72 parking spaces is hereby requested.

The site is currently developed with an office building, 46 affordable residential dwelling units (DU), and is served by surface parking. The Subject Property would be razed and redeveloped with two (2) affordable residential buildings with a mix of family affordable and senior affordable housing consisting of approximately 240 multifamily dwelling units (DU). No retail uses are proposed in these two (2) buildings. It is anticipated that the current plan depicts the highest amount of development to be built on the site. Therefore, the analysis included herein is a maximum program for the site and is considered conservative.

The reduced concept plan is shown on Figure 3. A full-size copy of Sheet 4 from the approved RE/FDP 2018-BR-025 is also provided for staff's convenience as **Attachment I**.

This parking reduction request is supported by the site's proximity to existing bus transit stops, trends in auto ownership in such transit rich environments, a Transportation Demand Management (TDM) program, the surrounding mix of uses within the area of the site and adjacent properties, and auto ownership trends within this type of housing market. Sources of data for this analysis include, but are not limited to, the files and library of Wells + Associates (W+A), SCG Development, plans provided by Urban Engineering, the Institute of Transportation Engineers (ITE), and Fairfax County.







Figure 3  
Conceptual Site Plan





## WELLS + ASSOCIATES

### MEMORANDUM

#### FAIRFAX COUNTY PARKING REQUIREMENTS

Article 11 of the Fairfax County Zoning Ordinance establishes parking requirements for various land uses by providing parking rates per unit of land use (i.e., per residential dwelling unit). According to the Ordinance, all required parking spaces shall be located on the same lot as the structure or uses to which they are accessory or on a lot contiguous thereto which has the same zoning classification, and is either under the same ownership, or is subject to arrangements satisfactory to the Director that will ensure the permanent availability of such parking spaces. A copy of the relevant Ordinance text is provided herein as **Attachment III**.

Article 11, Section 11-103 and 11-104 of the Ordinance outlines the parking requirements for multi-family residential and retail uses as follows:

Dwelling, Multiple Family – “One and six-tenths (1.6) spaces per unit”

Based on a strict application of the Zoning Ordinance, 384 parking spaces would be required to accommodate the parking demand associated with 240 multi-family DUs.

#### REQUESTED PARKING REDUCTION

The development would require a minimum of 384 parking spaces to meet a strict application of the Ordinance parking requirements for the project's maximum number of DUs. The Applicant is requesting an 18.75 percent reduction of the residential requirement (or up to 72 fewer spaces) than would be required by the Ordinance. This represents an effective reduction in the minimum required parking rate from 1.6 spaces per DU (Zoning Ordinance requirement) to 1.3 spaces per DU (proposed).

The basis for such a request is the provision as established in the Ordinance of the site being within reasonable walking distance to a bus stop when service to this stop consists of more than three (3) routes and at least one (1) route serves a mass transit station (Section 11-102.5.C). Copies of the relevant Ordinance text are also included in **Attachment IV**.

The following sections evaluate the requested parking reduction with respect to this provision.







## WELLS + ASSOCIATES

### MEMORANDUM

#### RESIDENTIAL PARKING REDUCTION ANALYSIS

##### Provision: Proximity to a Bus Stop with Service to a Mass Transit Station

The Fairfax County Zoning Ordinance ("the Ordinance") provides for a reduction in required off-street parking for sites located in proximity to a bus stop with service to a mass transit station. Article 11, Section 11-102.5 states:

*Subject to conditions it deems appropriate, the Board may reduce the number of off-street parking spaces otherwise required by the strict application of the provisions of this Part when a proposed development is within reasonable walking distance to a bus stop when service to this stop consists of more than three routes and at least one route serves a mass transit station or transportation facility and provides high-frequency service.*

As noted in the Ordinance, such reductions may be approved when the applicant has demonstrated to the Board's satisfaction that the spaces proposed to be eliminated are unnecessary based on the projected reduction in the parking demand resulting from the proximity of the mass transit station, or transportation facility, or bus service. The reduction request should demonstrate the proposed parking supply will not adversely affect the site, adjacent area or nearby neighborhoods.

The proposed residential uses would be well served by public transportation shows that site is within walking distance to two (2) existing bus routes with bus stops on Ox Road, University Drive, and George Mason Boulevard. Both WMATA Metrobus (17G and 29K) and Fairfax Connector (Green and Gold) busses service the site. These routes connect riders to the Vienna Metrorail Station and the King Street Metrorail Station. An express bus (17G) operated by Metrobus provides express service to/from the Pentagon. Refer to Figure 4 for the walking distances to the nearby bus stops.

##### Metrorail Station/Bus Transit Facilities

As noted in the previous section, the bus lines servicing stops close to the site provide access to the Vienna and King Street Metrorail Stations. The Vienna station provides access to the Orange Line which operates between Vienna and New Carrollton. The King Street station provides access to the Blue Line with service between Franconia-Springfield and Largo Town Center and the Yellow Line with service between Huntington and Greenbelt. These metro lines provide access to the regions employment and culture centers including Washington DC.

A map showing the existing bus lines servicing the site are shown on Figure 5.



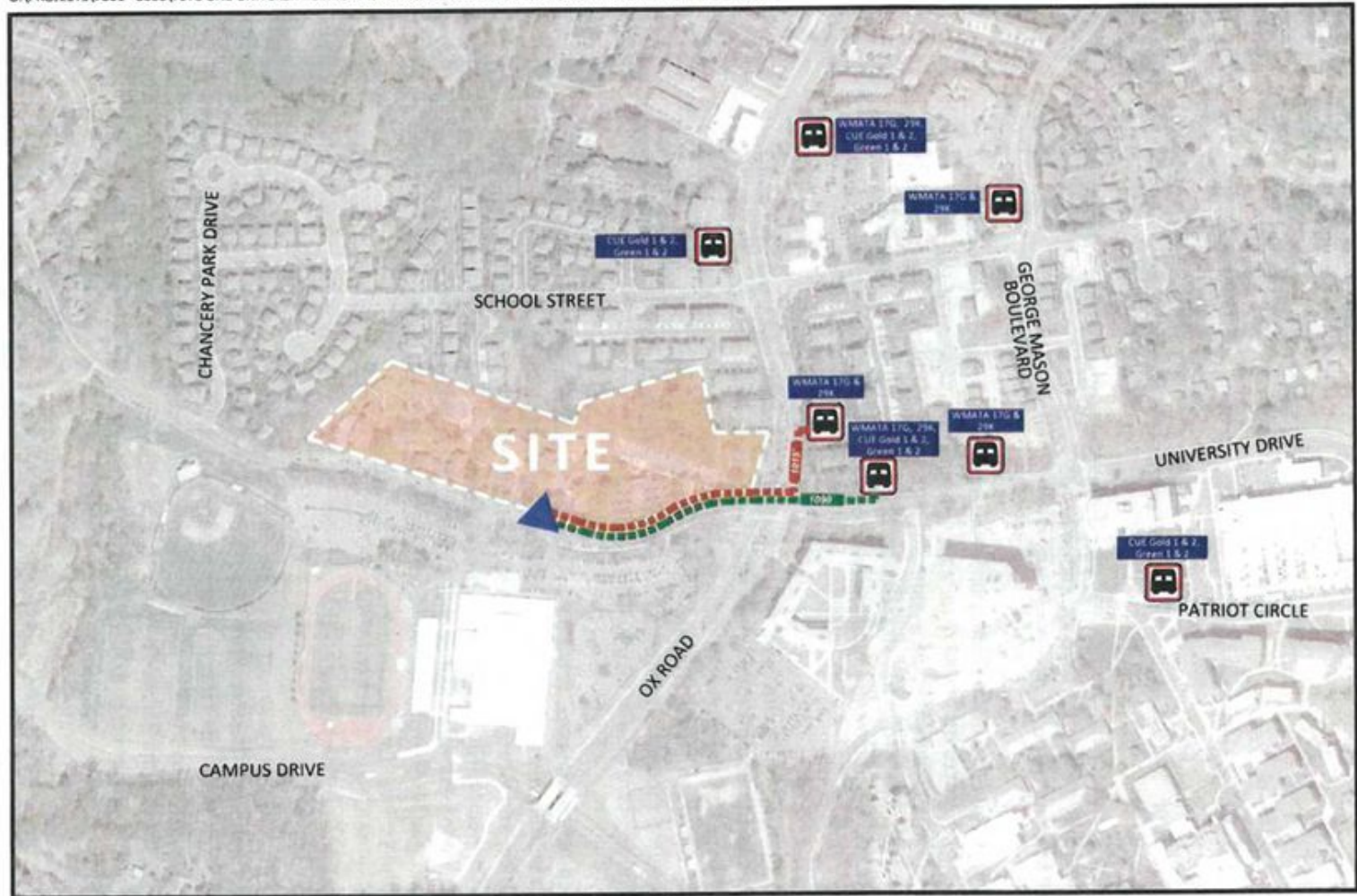


Figure 4  
Pedestrian & Bicycle Travel Distances to the Closest Bus Stops



Bus Stop



NORTH

One University  
Fairfax County, Virginia







One University  
Fairfax County, Virginia



## WELLS + ASSOCIATES

### MEMORANDUM

There are two (2) bus stops located near the site, one (1) located directly to the east of the site along Ox Road (Route 123) and one (1) located to the east along the north side of University Drive. These bus stops serve the following CUE and Metrobus routes providing bus service to/from the site area to other existing mass transit facilities, such as the Vienna/Fairfax-GMU, Pentagon, and King Street-Old Town Metrorail Stations.

#### ■ CUE Bus Green Route 1

- Weekday Service: 30-minute headways
- Weekend Service: 45-minute headways
- Connects the site to the Vienna/Fairfax-GMU Metrorail Station, running as a loop beginning and ending at the Vienna/Fairfax-GMU Metrorail station in a clockwise direction through the City of Fairfax
- Route primarily runs along Nutley Street, Arlington Boulevard, Fairfax Boulevard, Chain Bridge Road, Main Street, and Picket Road

#### ■ CUE Bus Green Route 2

- Weekday Service: 30-minute headways
- Weekend Service: 75-90-minute headways
- Connects the site to the Vienna/Fairfax-GMU Metrorail Station, running as a loop beginning and ending at the Vienna/Fairfax-GMU Metrorail station in a counterclockwise direction through the City of Fairfax
- Route primarily runs along Nutley Street, Arlington Boulevard, Fairfax Boulevard, Chain Bridge Road, Main Street, and Picket Road

#### ■ CUE Bus Gold Route 1

- Weekday Service: 30-minute headways
- Weekend Service: 60-minute headways
- Connects the site to the Vienna/Fairfax-GMU Metrorail Station, running as a loop beginning and ending at the Vienna/Fairfax-GMU Metrorail station in a clockwise direction through the City of Fairfax
- Route primarily runs along Burke Lane, Fairfax Boulevard, Jermantown Road, Main Street, Chain Bridge Road, George Mason Boulevard, and Old Lee Highway

#### ■ CUE Bus Gold Route 2

- Weekday Service: 30-minute headways
- Weekend Service: 60-minute headways
- Connects the site to the Vienna/Fairfax-GMU Metrorail Station, running as a loop beginning and ending at the Vienna/Fairfax-GMU Metrorail station in a counterclockwise direction through the City of Fairfax







## WELLS + ASSOCIATES

### MEMORANDUM

- Route primarily runs along Burke Lane, Fairfax Boulevard, Jermantown Road, Main Street, Chain Bridge Road, George Mason Boulevard, and Old Lee Highway
- WMATA Metrobus 17G (Kings Park Express Line)
  - Weekday Service: 20-minute headways
  - No weekend service provided
  - Connects the site to the Pentagon Metrorail Station, primarily running along Interstate 395, Interstate 495, and Braddock Road.
- WMATA Metrobus 29K (Alexandria-Fairfax Line)
  - Weekday Service: 60-minute headways
  - Weekend Service: 60-minute headways
  - Connects the site to the Kings Street-Old Town Metrorail Station, primarily running along Duke Street, Little River Turnpike, Main Street, and Chain bridge Road.

As noted previously, the above bus routes provide access to/from the Vienna/Fairfax-GMU, King Street, and Pentagon Metrorail Stations. In addition to metrorail access at these locations, numerous bus lines also connect providing connections throughout the region. Below summarizes the bus routes that serve these stations where commuters could transfer:

Vienna/Fairfax-GMU Metrorail Station - Bus Connections. The Vienna/Fairfax-GMU Metrorail station serves as a transit hub for multiple bus routes including 18 Fairfax Connector bus routes, four (4) CUE Bus routes, two (2) George Mason University Shuttles, and three (3) WMATA bus routes.

- Fairfax Connector – Fairfax County
  - Route 461 – Flint Hill – Tapawingo - Vienna
  - Route 463 – Maple Avenue – Tysons
  - Route 466 – Vienna – Oakton
  - Route 621 – Penderbrook - Fairfax County Government Center
  - Route 622 – Penderbrook - Fair Ridge
  - Route 623 – Fairfax County Government Center
  - Route 624 – Stringfellow Road – Fair Lakes
  - Route 630 – Centreville South
  - Route 631 – Little Rocky Run
  - Route 632 – Westfields Boulevard - Walney Road
  - Route 634 – Stringfellow Road – Fair Lakes
  - Route 640 – Stone Road - Westfields Boulevard





## WELLS + ASSOCIATES

### MEMORANDUM

- Route 641 – Centreville South - United Methodist Church Park and Ride
- Route 642 – Sully Station
- Route 644 – Centreville (Stone Road) Park and Ride
- Route 650 – Chantilly
- Route 651 – Chantilly - Brookfield
- Route 652 – Chantilly - Franklin Farm
  
- CUE Bus – City of Fairfax
  - Green Route 1
  - Green Route 2
  - Gold Route 1
  - Gold Route 2
  
- George Mason University Shuttles
  - Vienna Metro Express Shuttle
  - Mason/Vienna Metro Shuttle
  
- WMATA Metro Bus
  - 1A – Wilson Boulevard – Vienna Line
  - 2B – Fair Oaks – Jermantown Road Line
  - 29N – Alexandria – Fairfax Line
  
- King Street – Old Town Metrorail Station - Bus Connections.** The King Street – Old Town Metrorail station serves as a transit hub for multiple bus routes including six (6) DASH bus routes and five (5) WMATA bus routes.
  
- DASH – Alexandria
  - AT2 – Lincolnia – Mark Center – Braddock Road Metro
  - AT5 – Van Dorn Street Metro – Eisenhower Ave Metro – Braddock Road Metro
  - AT6 – NVCC Alexandria
  - AT7 – Landmark Mall – Nannie Lee Center
  - AT8 – Landmark Mall – Van Dorn Street Metro – Old Town
  - AT10 – Potomac Yard
  
- WMATA Metro Bus
  - 28A – Leesburg Pike Line
  - 29K, N – Alexandria – Fairfax Line
  - NH2 – National Harbor – Alexandria Line
  - REX – Richmond Highway Express





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**Pentagon Metrorail Station - Bus Connections.** The Pentagon Metrorail station serves as a transit hub for multiple bus routes including two (2) DASH bus routes, 17 WMATA bus routes, two (2) ART bus routes, and six (6) Fairfax Connector bus routes.

#### ■ DASH – Alexandria

- AT3 – Huntington Point
- AT4 – Old Town Alexandria

#### ■ WMATA Metro Bus

- 7A, F, Y – Lincolnia – North Fairlington Line
- 7C, P – Park Center – Pentagon Line
- 7M – Mark Center – Pentagon Line
- 7W – Lincolnia – Pentagon Line
- 8S, W, Z – Foxchase – Seminary Valley Line
- 10A, E, N – Alexandria – Pentagon Line
- 16A, C, E – Columbia Pike Line
- 16L – Annandale – Skyline City – Pentagon Line
- 17B, M – Kings Park – North Springfield Line
- 17G, H, K, L – Kings Park Express Line
- 18G, H, J – Orange Hunt Line
- 18P – Burke Centre Line
- 21A, D – Landmark – Bren Mar Park – Pentagon Line
- 22A, C, F – Barcroft – South Fairlington Line
- 28F, G – Skyline City Line
- 29C, G – Annandale Line
- 29W – Braeburn Drive – Pentagon Express Line

#### ■ ART – Arlington Transit

- ART 42 – Ballston – Pentagon
- ART 87 – Pentagon Metro – Army Navy Drive – Shirlington

#### ■ Fairfax Connector

- Route 306 – GMU – Pentagon
- Route 393 – Saratoga – Pentagon – Mark Center
- Route 394 – Saratoga – Pentagon Express
- Route 395 – Gambrill – Pentagon Express
- Route 599 – Pentagon – Crystal City Express
- Route 698 – Vienna – Pentagon







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#### Access to Transit Services

As mentioned previously and shown on Figure 4, the proposed development is located in close proximity to bus stops with access to six (6) bus lines serviced by CUE and Metrobus. The two (2) bus stops in close proximity to the site are located 1015' and 1090' from the subject building. This equates to less than a five (5) minute walk.

The site is located just south of the City of Fairfax and adjacent to George Mason University. Pedestrian/bicycle access to these locations is facilitated by sidewalks and paved trails. Crosswalks with signalized pedestrian heads are provided at the following nearby signalized intersections:

- Ox Road (VA 123)/University Drive
- Ox Road (VA 123)/School Street

In addition to the pedestrian facilities already in place around the site, future improvements are proposed along with the One University development. Some of these improvements include a new shared-use path along the University Drive frontage and pedestrian infrastructure improvements at the Ox Road/University Drive intersection. Based on the connected system of pedestrian/bicycle facilities surrounding the site and the future planned improvements included with the subject application, residents would have convenient access to the transit facilities, the City of Fairfax, and George Mason University.

#### Conditions of Bicycle and Pedestrian Amenities

As described in the previous section, planned improvements to the pedestrian and bicycle facilities are planned with the One University application. The improvements included with the site are as follows:

- A new 10-foot shared-use path along the north side of University Drive from Ox Road to the western edge of the subject site.
- Curb-bump outs at the University Drive/Ox Road intersection in the four (4) quadrants. This would shorten the crossing distance for pedestrians and provide additional stacking area on the corners for pedestrians and cyclists to queue.
- Re-striping of the crosswalks at the University Drive/Ox Road intersection. High visibility crosswalks are proposed on all four (4) legs of the intersection to increase pedestrian visibility.
- Additional signage may be installed alerting the vehicles of the presence of pedestrians in the area of the University Drive/Ox Road intersection.







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- Installation of a mid-block crosswalk on University Drive connecting the site to the George Mason University Field House.

A majority of the improvements noted above are subject to VDOT approval and final details will be determined during Site Plan review.

In addition to the above noted improvements for pedestrians and cyclists, lighting throughout the routes is consistently provided by overhead pedestrian light poles. Refer to Figure 6 for the nearby pedestrian and multimodal facilities.

#### Parking Characteristics of Affordable Housing

In addition to the transit focused nature of this area of Fairfax County, the proposed residential units will be restricted to affordable housing with residents falling into the 60% of the Average Median Income (AMI). As described previously, the two (2) buildings seeking a reduction in the parking requirements are geared towards affordable family housing and senior affordable housing.

To better understand the typical parking demand at an affordable housing building, parking occupancy counts were collected at the Residences at Government Center. This apartment building is 100% affordable housing, similar to the One University development, and is located in a similar setting to the subject site. The Residences at Government Center is located along Monument Drive in Fairfax County and has similar transportation characteristics primarily relying on bus service.

Parking occupancy counts were conducted on Tuesday, November 12, 2019 through Thursday, November 14, 2019 from 5:00 AM to 12:00 AM each day. As identified on Table 1, the peak parking occupancy was observed each day at 12:00 AM. Each of the peaks were within a few vehicles with the maximum occupancy being observed on Thursday when 317 vehicles were parked on site. When using the maximum parking occupancy data in conjunction with the number of dwelling units (270), a peak observed parking ratio of 1.17 vehicles per DU is realized.

It is common practice to apply a 10% factor to maximum observed ratios to derive a recommended design parking supply ration. Applying this factor the data collected at the Residences at Government Center would imply that a parking ratio of 1.3 parking spaces per dwelling unit should be provided to adequately serve the site.

Along with the data collected at the Residences at Government Center, parking occupancy counts were also conducted at the existing Robinson Square apartments that occupy the





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One University site today. The data was collected on Thursday, October 24<sup>th</sup> using similar parameters to the information collected at the Residences at Government Center. The maximum parking occupancy observed at Robinson Square was 53 vehicles or 64% occupied. When accounting for the complex containing 46 DU, a maximum observed parking ratio of 1.15 vehicles/DU was recorded. Applying the 10% factor methodology explained previously would imply that 1.28 parking spaces per DU be provided to adequately serve Robinson Square. Refer to Table 2 for the observed parking data at Robinson Square.

In addition to the actual data presented above, many local jurisdictions allow a lower parking requirement for dedicated affordable housing.

#### Parking Characteristics of Senior Housing

As discussed previously, half of the affordable units within the proposed One University development are going to be restricted to senior housing. These units will provide an opportunity for senior citizens of the Fairfax County to have access to affordable housing. Senior housing typically sees lower parking demand than that of standard multifamily units given a majority of renters only have a single vehicle per DU. In some cases, these residents may not have any vehicles in the household and rely on transit.

The Institute of Transportation Engineers (ITE) Parking Generation Manual, 5<sup>th</sup> Edition provides parking ratios for various residential housing types including multifamily housing, affordable housing, and senior adult housing. Below provides a summary of the average parking ratio for each housing type as well as the recommended supply ratio using the 10% factor discussed previously:

<u>Housing Type</u>	<u>Average Parking Ratio</u>	<u>Recommended Supply Ratio</u>
Multifamily (Mid-Rise)	1.31 vehicles/DU	1.45 spaces/DU
Affordable	0.99 vehicles/DU	1.10 spaces/DU
Senior	0.61 vehicles/DU	0.68 spaces/DU

As shown in the data above, both affordable (1.10 spaces/DU) and senior (0.68 spaces/DU) housing would have a recommended supply ratio lower than the requested reduction. When compared to the requested 1.3 spaces/DU to the recommended supplies shown above would be 15% less for the affordable housing and 48% less for the senior housing.





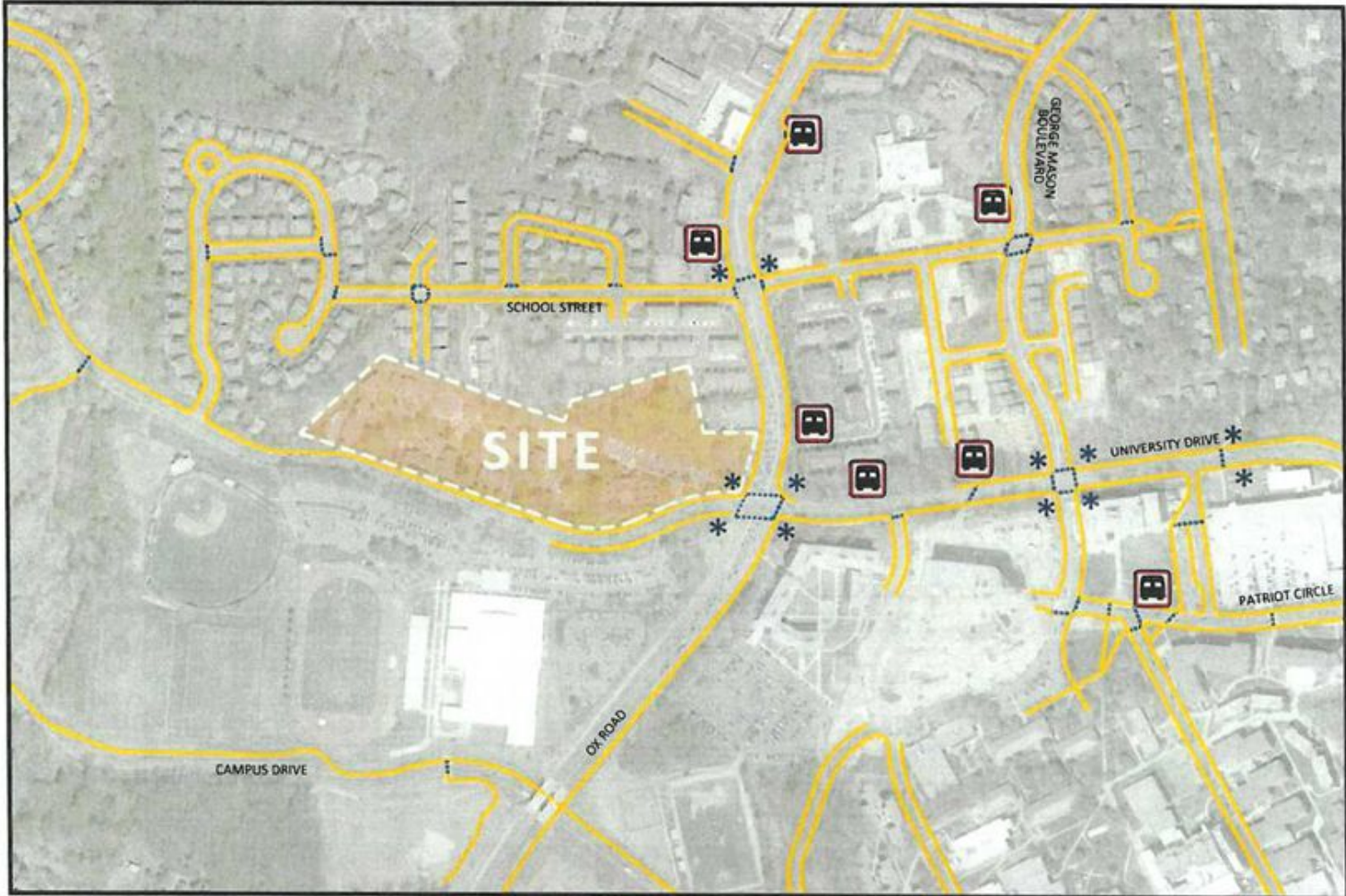


Figure 6  
Multimodal Facilities



Bus Stop



NORTH

One University  
Fairfax County, Virginia



Table 1  
Residence at Government Center  
Existing Parking Occupancy Summary<sup>1</sup>

Residence at Government Center						
Total Parking Supply = 430 Spaces			Total DU = 270 DU			
Hour	Tuesday, November 12, 2019		Wednesday, November 13, 2019		Thursday, November 14, 2019	
	Parking Occupancy	Observed Percent Occupied	Parking Occupancy	Observed Percent Occupied	Parking Occupancy	Observed Percent Occupied
5:00 AM	305	71%	309	72%	316	73%
5:30 AM	300	70%	307	71%	313	73%
6:00 AM	292	68%	302	70%	302	70%
6:30 AM	281	65%	290	67%	287	67%
7:00 AM	269	63%	277	64%	267	62%
8:00 PM	217	50%	216	50%	270	63%
8:30 PM	225	52%	276	64%	269	63%
9:00 PM	229	53%	271	63%	226	53%
9:30 PM	205	48%	280	65%	287	67%
10:00 PM	251	58%	291	68%	297	69%
10:30 PM	292	68%	296	69%	302	70%
11:00 PM	299	70%	307	71%	309	72%
11:30 PM	299	70%	302	70%	313	73%
12:00 AM	307	71%	311	72%	317	74%
SUMMARY						
Maximum Observed Parking:	317	vehicles				
Total Dwelling Units:	270	DU				
Maximum Observed Parking Ratio:	1.17	vehicles/DU				
Recommended Design Supply Ratio <sup>2</sup> :	1.30	spaces/DU				

Note(s):

1. Based on counts collected by W+A on November 12, 2019, November 13, 2019, and November 14, 2019.
2. Applies a 10% factor to the observed maximum parking, consistent with standard parking supply methodologies.

Table 2  
Robinson Square  
Existing Parking Occupancy Summary <sup>1</sup>

Hour	Robinson Square	
	Total Parking Supply = 83 Spaces	Total DU = 46 DU
	Thursday, October 24, 2019	
	Parking Occupancy	Observed Percent Occupied
5:00 PM	43	52%
5:30 PM	48	58%
6:00 PM	49	59%
6:30 PM	49	59%
7:00 PM	53	64%
7:30 PM	47	57%
8:00 PM	45	54%
8:30 PM	46	55%
9:00 PM	48	58%
9:30 PM	50	60%
10:00 PM	48	58%
SUMMARY		
Maximum Observed Parking:	53	vehicles
Total Dwelling Units:	46	DU
Maximum Observed Parking Ratio:	1.15	vehicles/DU
Recommended Design Supply Ratio <sup>2</sup> :	1.28	spaces/DU

Note(s):

1. Based on counts collected by W+A on Thursday, October 24, 2019.
2. Applies a 10% factor to the observed maximum parking, consistent with standard parking supply methodologies.



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### MEMORANDUM

#### Visitor Parking

According to ULI, the total residential visitor parking demand is approximately 0.15 spaces per DU. Based on the proposed 240 DUs, approximately 36 residential visitor parking spaces would be required absent any reductions. It is proposed that these spaces be provided in the surface parking area based on the final number of units provided.

#### Transportation Demand Management (TDM)

The goal of TDM is to reduce the number of vehicle trips and reliance on single occupancy passenger vehicles, which in turn reduces the number of parking spaces needed to support a development as well as reduce overall traffic on the public roads in an effort to maintain a functioning transportation system. A few of the TDM strategies to be included in the plan are as follows:

- Designate a Transportation Management Coordinator who would inform the residents of alternative transit options such as Metrorail, Fairfax Connector, ridesharing, and biking/walking.
- Submit an annual report to Fairfax County.
- Create a TDM Incentive Fund.
- Conduct trip counts and monitor progress.
- Provide a on-site shuttle to take transport residents to nearby destinations.

#### Nearby Amenities

Numerous amenities are located nearby the One University site including the City of Fairfax and George Mason University. A few specific amenities in the general vicinity include:

- Multiple restaurants ranging from quick service to sit-down
- Emergency Room
- Banks/ATMs
- Coffee shops
- Churches
  
- George Mason University (including Eagle Bank Arena)







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### MEMORANDUM

#### ■ Providence Park

#### Walkscore

In order to provide an assessment of the site's access to pedestrian facilities and nearby amenities, the Walk Score was calculated for the site and is included in **Attachment V**. The Walk Score is an analysis provided by the website [www.walkscore.com](http://www.walkscore.com) and provides scores from 0 (worst) to 100 (best) for walkability. Based on its location, the subject site received a walkability score of 64 which was classified as "Somewhat Walkable – Some errands can be accomplished on foot".

#### BASIS FOR THE PARKING REDUCTION REQUEST (Z.O. 11-102.5)

The following summarizes the basis for the parking reduction request:

- The site has two (2) bus stops located near the site, (approximately 1,000 feet) that provide access to the Vienna, King Street, and Pentagon Metrorail Stations. These bus lines also provide convenient access to nearby destinations and employment center.
- The pedestrian/bicycle infrastructure on and around the site provides walking/biking routes to/from transit and area amenities. The subject development is expected to make major improvements along the University Drive frontage including a 10 foot shared use path along with numerous improvements to the pedestrian infrastructure at the Ox Road/University Drive intersection.
- The site is served by six (6) existing CUE and Metrobus routes which connect to the nearby Metrorail stations and employment centers.
- All of the subject development seeking the parking reduction is affordable housing at 60% AMI. About half of the units, or one of the two (2) buildings, will provide senior affordable housing with age restrictions. This type of housing exhibits lower parking demands than that of standard market rate housing as shown in the data included herein.
- The proposed development will include a TDM plan that would include elements to help reduce the number of household vehicles.
- The methodologies and recommendations of the parking study are consistent with the guidance provided in the Comprehensive Plan.





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#### CONCLUSIONS

Based on the documentation provided herein, the following can be concluded:

1. Under a strict application of the Zoning Ordinance, 384 parking spaces would be required to accommodate the proposed 240 multi-family dwelling units and their visitors.
2. Based on the proximity to transit, the **Applicant requests a residential parking reduction of approximately 18.75 percent from the 384 spaces (1.6 per DU) as required by the County's Zoning ordinance to 312 spaces (1.3 per DU) resulting in a total reduction of 72 parking spaces is hereby requested.** This parking reduction request applies only to the 240 residential units proposed and would not the student housing portion of the development.
3. There are six (6) bus routes with stops nearby to the One University development.
4. Parking occupancy data was collected over a three (3) weekday period at the Residences at Government Center. This residential development is also 100% affordable housing and has similar geographic characteristics of the proposed development with access to bus routes serving nearby metro stations. The data collected showed a maximum parking ratio of 1.17 vehicles per dwelling unit. When applying a 10% design factor, 1.3 spaces per dwelling unit should be provided to adequately serve the site.
5. Parking occupancy data was collected at the existing Robinson Square apartments that exist on the subject site today. Using the same methodologies described above, 1.28 spaces per dwelling unit should be provided to adequately serve the parking needs of the site.
6. ITE parking generation rates would imply that a parking supply of 1.10 spaces/DU would adequately serve the affordable housing and 0.68 spaces/DU would adequately serve the senior housing. These ratios amount to a reduction of 15% and 48% from the requested parking ratio of 1.3 spaces/DU for the affordable and senior housing, respectively.
7. Several elements of the TDM program would also benefit the proposed residential multi-family dwelling units and assist in encouraging use of modes other than the automobile. The proposed TDM program reduces residential parking needs while supporting County goals to reduce those peak hour vehicle trips.







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8. The proximity of nearby amenities including the City of Fairfax and George Mason University would allow residents the conduct daily errands without driving, reducing the need for auto ownership.

© (Projects\7501 - 8000\7578 One University Senior Building Parking Reduction\Documents\One University Affordable housing - Parking Reduction Study (1.7.20).docx



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## ACTION - 2

### Approval of the Proposed Consolidated Plan One-Year Action Plan for FY 2021

#### ISSUE:

Final action by the Fairfax County Board of Supervisors on the Proposed Consolidated Plan One-Year Action Plan for FY 2021.

#### RECOMMENDATION:

The County Executive recommends that the Board of Supervisors (1) adopt the Proposed Consolidated Plan One-Year Action Plan for FY 2021 with funding allocations outlined below; and (2) authorize signature of the Consolidated Plan Certifications and Federal funding application forms (SF-424) required by the U.S. Department of Housing and Urban Development (HUD) by May 15, 2020.

#### TIMING:

Board action is requested on May 12, 2020, in order to maintain the schedule for the Annual Action Plan process, which is included in the Grantee Unique Appendices 1 section of the revised Proposed Consolidated Plan One-Year Action Plan for FY 2021, and to ensure timely submission of the Plan to HUD.

#### BACKGROUND:

The Proposed Consolidated Plan One-Year Action Plan for FY 2021 (One-Year Action Plan for FY 2021) contains the proposed uses of funding for three federal programs: Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG). In accordance with federal requirements, the One-Year Action Plan for FY 2021 contains several certifications, including drug-free workplace, affirmatively furthering fair housing, prohibition of excessive force, and lobbying requirements. Each of the certifications will be signed by the County Executive following Board approval of the One-Year Action Plan for FY 2021.

Funding levels incorporated in the One-Year Action Plan for FY 2021 and released for public comment were based on the funding levels of FY 2020, because the County had not received notification from HUD of the actual grant levels at the time of CCFAC's action to release the documents. HUD notified the County of the actual grant levels on

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February 14, 2020. The funding levels incorporated into the One-Year Action Plan for FY 2021 are based on the actual funding levels. Total entitlement funding for the three programs of \$8,595,533 has been recommended in this item for: CDBG (\$5,960,799), HOME (\$2,141,854), and ESG (\$492,880). It is estimated that there will be approximately \$171,790 in CDBG program income and \$48,000 in HOME program income available for FY 2021.

In accordance with the Board-adopted Citizen Participation Plan for the Consolidated Plan process, the draft Consolidated Plan One-Year Action Plan for FY 2021 was made available and circulated for review and comment by citizens, service providers, and other interested parties during the formal public comment period, which ended with a public hearing held by the Board on March 24, 2020. Following the public comment period and public hearing, all comments were considered and summarized in the One-Year Action Plan for FY 2021. Due to COVID-19, the Consolidated Community Funding Advisory Committee (CCFAC) was unable to meet to formally approve the One-Year Action Plan for FY 2021 prior to the May 12, 2020 Board meeting as it typically does. However, each individual CCFAC member was notified of the changes made to the document since the draft Consolidated Plan One-Year Action Plan for FY 2021 was released for public comment (i.e., public comments, final funding amounts) and their comments are incorporated in the One-Year Action Plan for FY 2021. Pursuant to this item, the One-Year Action Plan for FY 2021 is presented to the Board for final approval on May 12, 2020.

STAFF IMPACT:

None. No positions will be added as a result of this action.

FISCAL IMPACT:

Total anticipated entitlement funding of \$8,595,533 has been recommended in this item:

- \$5,960,799 in CDBG (Fund 500-C50800),
- \$2,141,854 in HOME (Fund 500-C50810), and
- \$492,880 in ESG (Fund 500-C50000, Federal-State Grant Fund).

As part of the *FY 2020 Carryover Review*, an estimated \$18,486,126, including \$18,086,126 in CDBG (Fund 500-C50800) and \$400,000 in HOME (Fund 500-C50810) funds, will be recommended to be carried forward for ongoing CDBG and HOME activities, as well as previously programmed funding for ongoing capital projects.

An estimated \$219,790 in FY 2020 program income will be available for use in FY 2021,

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including \$171,790 in CDBG (Fund 500-C50800) program income and \$48,000 in HOME (Fund 500-C50810) program income.

ENCLOSED DOCUMENTS:

Attachment 1: Proposed Consolidated Plan One-Year Action Plan for FY 2021

STAFF:

Tisha Deeghan, Deputy County Executive

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)

Teresa Lepe, Deputy Director, Real Estate, Finance and Development, HCD

Laura O. Lazo, Associate Director, Real Estate Finance and Grants Management (REFGM), HCD

Beverly Moses, Senior Program Manager, REFGM, HCD

ASSIGNED COUNSEL:

Cynthia A. Bailey, Deputy County Attorney

## **Executive Summary**

### **AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Executive Summary of the Fairfax County Consolidated Plan One-Year Action Plan for FY 2021 (FY 2021 One-Year Action Plan) is intended to help facilitate citizen review and comment. This FY 2021 One-Year Action Plan discloses Fairfax County's intended uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds (collectively, the Federal Funds) during the period July 1, 2020 through June 30, 2021. On September 13, 2018, United States Department of Housing and Urban Development (HUD) granted to the county a one-year extension of the FY 2016-FY 2020 Five-Year Consolidated Plan (the Consolidated Plan), extending the five-year plan through July 1, 2021. A copy of the HUD extension correspondence may be found in the Grantee Unique Appendices section. This FY 2021 One-Year Action Plan is for the sixth year and final year of the county's extended Consolidated Plan, and is based on the goals and strategies in the Consolidated Plan. It describes how Fairfax County intends to use the Federal Funds to meet the needs established in the Consolidated Plan.

#### **2. Summarize the objectives and outcomes identified in the Plan**

The priority housing needs identified in the Consolidated Plan and in this FY 2021 One-Year Action Plan are consistent with the priority needs identified in Fairfax County's Housing Blueprint. The Housing Blueprint identifies the residents who have the greatest need as: 1) individuals and families experiencing homelessness; 2) persons with low- and extremely-low incomes; 3) persons with disabilities; and 4) seniors with low incomes. Pending adoption of the Housing Blueprint for FY 2021, a copy of the Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.

The identified affordable housing priorities respond to three critical elements of the affordable housing crisis in Fairfax County: (1) the severity of need, (2) the limited and dwindling supply of affordable housing, in both the owner-occupied and renter-occupied sectors, and (3) the increase in the number of low-income households who need these units. The severity of the housing problem for people experiencing homelessness and the need for renewed vigor in providing basic shelter warrants placing a high priority on people experiencing homelessness.

Low-income households, particularly those with incomes below 30 percent of the Area Median Income (AMI), are the most disadvantaged in finding and keeping housing in the current market. The economic downturn contributed to putting hard-working families at risk of homelessness.

Senior homeowners make up a significant portion of the low-income households experiencing housing problems, including housing cost burden. Seniors are the fastest growing age segment in Fairfax County and were projected to comprise over 27 percent of the county's population by the year 2020.

Housing cost burden, overcrowding and inadequate living facilities are common problems faced by renters and owners with disabilities across income levels. Over two-thirds of renters and nearly two-thirds of owners with disabilities whose incomes are greater than 80 percent of the AMI had at least one housing problem (greater than 30 percent housing cost burden, overcrowding, or lack of complete kitchen and bathroom facilities). In addition to their housing needs, persons with physical or mental disabilities also are likely to have service needs. As with other segments, the lower the household income for persons with disabilities, the greater the disadvantages in finding and keeping housing in the current market. In addition, the Americans with Disabilities Act (ADA) and the Olmstead decision provide legal protections for persons with physical or mental disabilities that must be honored.

Finally, finding ways to ensure that housing is affordable for all residents is essential to the long-term economic health of Fairfax County. An adequate supply of "workforce housing" (housing that is affordable to essential workers) is especially critical to meet the demands of projected job growth and to ensure that the county can retain workers that provide services that are crucial to all citizens.

### **3. Evaluation of past performance**

Highlights of accomplishments in Fiscal Year (FY) 2019 accomplishments include:

- (A) Housing Blueprint: The FY 2019 Housing Blueprint set specific goals for preventing and ending homelessness, providing affordable housing to persons with special needs, providing housing for low-income working families and producing workforce housing. A total of 135 formerly homeless households received permanent housing, including 92 households (68 percent) received rent subsidies and/or other supportive services.
- (B) Moving to Work (MTW): HUD approved the implementation of an amended MTW Plan, to modify the calculation of the family rent share; implement a Rental Assistance Demonstration Program (RAD) – Project-Based Voucher (PBV) shared housing program; and increase the initial maximum rent burden by 10 percent above the applicable Total Tenant Payment (TTP). "Work-able" and "Non Work-able" families were re-defined, the minimum rent for "Work-able" families was increased to \$220, the "Non Work-able" family rent share was increased to 32 percent of adjusted income, and a flat utility size allowance per bedroom was applied for all. The shared housing program enables the Fairfax-Falls Church Community Services Board (CSB) to continue matching individuals with disabilities for shared housing. Increased initial maximum tenant rents increased the housing options for Housing Choice Voucher (HCV) beneficiaries.
- (C) Bridging Affordability: Rental subsidies were provided for households experiencing homelessness and persons on the county's affordable housing waiting lists; individuals with physical and sensory disabilities; and victims of domestic violence. A total of 83 new households were assisted. The

average household income for the program beneficiaries in FY 2019 was \$19,809 (19 percent of the AMI for a family of four).

- (D) Affordable Housing Preservation: In FY 2019, the Fairfax County Department of Housing and Community Development (DHCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA) used HOME, CDBG, and County funds to preserve a total of 457 units/beds via the financing of purchases by nonprofit and other affordable housing providers. All units preserved during FY 2019 have affordability periods of a minimum of 30 years. From April 2004 through June 2019, a total of 3,473 affordable housing units were preserved in Fairfax County. This is more than three times the original goal set by the Fairfax County Board of Supervisors (Board) in 2004 to preserve 1,000 units.
- (E) Multifamily Rental Housing and Tenant Subsidy Programs: A total of 18,445 individuals were housed using the HCV or RAD-PBV subsidies, or in FCRP units. The average tenant household income in the FCRHA's major multifamily affordable rental housing and tenant subsidy programs was \$26,422, (approximately 27 percent of the AMI for a family of four). As a Moving to Work (MTW) Public Housing Authority, the FCRHA is granted flexibility to test innovative, locally designed strategies to improve cost-effectiveness and help families achieve self-sufficiency.
- (F) Special Needs Housing: The FCRHA leases 10 buildings to the CSB for use to provide a combined total of up to 33 beds of emergency housing, intermediate care facility housing and group housing, and up to 58 units of supportive housing, supervised supportive housing and transitional housing for people with special needs.
- (G) Senior Housing: A newly constructed 82-unit senior rental housing community was opened, in which tenant eligibility for occupancy is restricted to persons 62 years of age or older with household income at or below 50 percent of the AMI. The complex includes 8 units that are accessible for seniors with disabilities and 22 units that are subsidized with federal PBVs.
- (H) Communitywide Housing Strategic Plan: The Communitywide Housing Strategic Plan identifies long-term strategies, tools, policies and resources needed to develop and preserve affordable housing in the county. A copy of the Communitywide Housing Strategic Plan may be found in the Grantee Unique Appendices section. The Affordable Housing Resources Panel (AHRP), a panel of stakeholders appointed by the Board of Supervisors, is tasked with recommending an achievable goal for new housing units over the next 15 years and identifying resources and strategies to achieve this goal. In March 2019, the AHRP presented recommendations for Phase II of the Communitywide Housing Strategic Plan.

Key recommendations presented to the Board of Supervisors include:

- A goal of producing a minimum of 5,000 new homes affordable to households earning up to 60 percent of the AMI over the next 15 years;
- An increase in the "Penny for Affordable Housing Fund" by the equivalent of one additional cent on the real estate tax rate;
- A priority use of the current "half penny" for preservation projects;



- A goal of no net loss of existing “market affordable” rental apartments; and
- Housing affordability as a critical element of the Countywide Strategic Plan, which is currently in development.

In May 2019, the Fairfax County Board of Supervisors adopted the Fairfax County budget for FY 2020. The budget made a significant down payment on additional resources for affordable housing that were recommended by AHRP. Highlights from the FY 2020 budget included adding additional one-time funding of \$5 million to the Housing Blueprint for FY 2020 and creating a new staff position to serve as a liaison between housing and land use agencies.

#### **4. Summary of Citizen Participation Process and consultation process**

The Board adopted a Citizen Participation Plan to guide public input and participation in the Consolidated Plan process. A copy of the full Citizen Participation Plan may be found in the Grantee Unique Appendices section. As a part of the Citizen Participation Plan, the Board established the Consolidated Community Funding Advisory Committee (CCFAC) which currently is composed of representatives of interest groups, community organizations, a variety of boards, authorities and commissions, and the Fairfax County Equity Officer, each appointed by the County Executive to serve for three-year terms. CCFAC responsibilities include soliciting community input on the identification of community needs, advising the Board on the development and implementation of consolidated plans, coordinating and implementing the countywide Consolidated Community Funding Pool (CCFP) solicitation process (including targeted focus areas, selection criteria and performance measures), and coordinating with the Community Action Advisory Board (CAAB) in implementation of the Community Services Block Grant (CSBG) process.

The county encouraged and provided opportunities for input from all sectors of the community during the development of this FY 2021 One-Year Action Plan. Citizens were notified of opportunities to provide input at public hearings, as well as by directly contacting DHCD. The notices informed citizens that the county is particularly interested in receiving input from citizens whose household incomes are below the federal poverty level, who have low to moderate household incomes and who reside in areas that are blighted or in which the Federal Funds are used or are proposed to be used, who are minority or non-English speaking, or who have mobility, visual, speech or hearing disabilities. The county provided citizens, public agencies and other interested parties with reasonable and timely access to the proposed FY 2021 One-Year Action Plan, as well as to information and records relating to this FY 2021 One-Year Action Plan and the use of the Federal Funds in prior years. Notices were provided through a variety of communication channels, including the county website, social media, the county's cable television

channel, public libraries, press releases, and a stakeholder newsletter, as well as published in various community newspapers, including minority and foreign language publications.

Citizens were notified of the opportunity to help identify housing, community development and other human services needs to be addressed by this FY 2021 One-Year Action Plan by providing comment in writing to DHCD or in person at a public hearing held by the CCFAC on November 12, 2019. A Draft FY 2021 One-Year Action Plan was released and distributed on January 20, 2020, for public review and comment prior to the end of the public comment period on March 24, 2020, which exceeded the Citizen Participation Plan requirement of a 30-day public comment period. Prior to the approval of this FY 2021 One-Year Action Plan by the Board on May 5, 2020, citizens also were notified of the opportunity to provide input on the Draft FY 2021 One-Year Action Plan in writing or in person at a public hearing held by the Board on March 24, 2020.

## **5. Summary of public comments**

At the public hearing held by the CCFAC on November 12, 2019, citizens presented testimonies and comments concerning the County's housing and community development needs to be addressed in the FY 2021 One-Year Action Plan. Testimonies were provided by and on behalf of the following organizations: The Literacy Council of Northern Virginia, Ken McMillon, the National Capital Citizens with Low Vision, the Unitarian Universalist Congregation of Fairfax, the South County Task Force for Human Services, and Donald Brown. The community concerns, needs and priorities identified at the public hearing held by the CCFAC on November 12, 2019, are summarized in the Grantee Unique Appendices section.

The Board held a public hearing on March 24, 2020, to receive both oral and written comments on the Draft One-Year Action Plan for FY 2021 and the proposed uses of federal and local funding to advance affordable housing and human services countywide. There were no public comments presented at the public hearing held by the Board on March 24, 2020. The community concerns, needs and priorities identified during the public comment period prior to the public hearing held by the Board are summarized in the Grantee Unique Appendices section. During the public hearing, a Board member asked the County Executive to review the funding allocations in the Draft One-Year Action Plan for FY 2021 to identify any adjustments that can be made to shift more funding to address needs created or increased by the Coronavirus pandemic.

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

All written and oral testimonies presented before or during the public hearings on November 12, 2019, and March 24, 2020 were accepted and included in the final draft of the FY 2021 One-Year Action Plan submitted to the Board for approval.

## **7. Summary**

The overall needs and priorities identified at the public hearings held on November 12, 2019 and March 24, 2020 are addressed by the Annual Goals and Objectives, described in AP-20 of this FY 2021 One-Year Action Plan.

## **PR-05 Lead & Responsible Agencies – 91.200(b)**

### **1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	Fairfax County	Department of Housing and Community Development
HOME Administrator	Fairfax County	Department of Housing and Community Development
ESG Administrator	Fairfax County	Department of Housing and Community Development

**Table 1 – Responsible Agencies**

### **Narrative**

Fairfax County's CDBG, HOME and ESG funded affordable housing and community development programs are administered by DHCD. In addition to its role as a department of the county government which reports to the County Executive and the Board, DHCD also serves as the staff for the FCRHA. The FCRHA is a separate political body whose members are appointed by the Board and which possesses specific powers granted by the Code of Virginia.

Every five years, the Board adopts a Consolidated Plan describing the county's needs, gaps in service and priorities for affordable housing, community service, homeless assistance, community development, neighborhood preservation and revitalization, employment and economic opportunity services, as well as the resources and strategies to be used to meet these needs. Each year, the Board also approves a One-Year Action Plan which sets forth how the county will utilize the Federal Funds to meet the needs and priorities identified in the Consolidated Plan. The Consolidated Plans and One-Year Action Plans are prepared by DHCD staff through an intensive citizen involvement process under the leadership of the CCFAC. Annually, a Consolidated Annual Performance Evaluation Report is submitted to HUD detailing how the Federal Funds were spent and the accomplishments achieved.

### **Consolidated Plan Public Contact Information**

Fairfax County Department of Housing and Community Development

3700 Pender Drive, Suite 300  
 Fairfax, Virginia 22030  
*Thomas Fleetwood, Director*  
 Telephone: (703) 246-5100 or TTY: 711

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

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

The county worked closely with the FCRHA to solicit the input of area housing and service providers through a variety of means. Examples include:

- **Housing Blueprint:** The main body overseeing the development of the Housing Blueprint is the Affordable Housing Advisory Committee, which includes representatives of the FCRHA, the CSB, the Disability Services Board, the county's Homelessness Governing Board, many non-profit housing providers, the business community and others.
- **Moving to Work/THRIVE Initiative:** The FCRHA has convened a THRIVE Advisory Committee, which assists in the development and implementation of activities related to the FCRHA's Moving to Work designation. The THRIVE Advisory Committee was instrumental in creating the strategic framework for the FCRHA's response to federal budget sequestration in the Housing Choice Voucher and FCRP-PBV programs.
- **Consolidated Community Funding Pool (CCFP):** CDBG Targeted Public Services funds are combined with CSBG and local county funds to support programs funded through the competitive CCFP funding process. Department of Procurement and Materials Management staff work closely with the CCFAC and other county agencies in all aspects of the administration of the CCFP and the competitive funding process. The county received 157 competitive CCFP funding proposals for the FY 2021 – FY 2022 funding cycle. Each proposal was reviewed and evaluated by a Selection Advisory Committee (SAC), which recommended that funding be awarded to 119 programs. Each of the recommended programs addresses one or more of the CCFP categories that were identified with community input and included 9 human services programs providing targeted public services to be funded by CDBG.

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

Management, coordination and day-to-day monitoring of the local plan to prevent and end homelessness is done by a section of DHCD which was formerly the Office to Prevent and End Homelessness (OPEH), a separate county agency. OPEH, pending approval by the Board of Supervisors of the FY 2021 budget, will be merged with DHCD effective July 1, 2020. The responsibilities formerly carried out by OPEH will be carried out by DHCD beginning in FY 2021. DHCD will continue to assure coordinated execution of the work of the Continuum of Care (CoC) and the many interagency workgroups functioning within the CoC. Workgroups are formed to address the specific needs of families and individuals experiencing homelessness, such as those who chronically experience homelessness,

families with children, veterans, and unaccompanied youth. These workgroups consist of professional staff and volunteers from relevant organizations, including government, nonprofit, businesses, and faith communities. Significant initiatives recently implemented by these workgroups include the development of new system of Coordinated Entry policies and procedures. In FY 2021, the CoC will work to end chronic homelessness, as part of the national “Built for Zero” effort.

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

As part of its responsibility to manage, coordinate and monitor day-to-day implementation of the local plan to prevent and end homelessness, DHCD leads collaborative decision-making efforts in the uses of federal homeless assistance funding, including ESG. Partners in the use of ESG funds include DHCD and many community-based nonprofit organizations that provide emergency shelter, homelessness prevention and rapid rehousing assistance. Through collaborative discussions, these partners assist DHCD in making decisions about the types of programs to be supported, the organizations that will utilize the funding, and the policies and procedures required to ensure compliance with applicable federal regulations for effective and efficient use of the funding. Performance standards and evaluation outcomes are developed by DHCD and community partners to support and complement homeless system performance measures as defined by HUD.

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

**Table 2 – Agencies, groups, organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Redevelopment and Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Community Action Advisory Board</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy



<b>3</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Public Schools/PTA/Schools Community</b>
	<b>Agency/Group/Organization Type</b>	Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
<b>4</b>	<b>Agency/Group/Organization</b>	<b>Fairfax-Falls Church Community Partnership on Ending Homelessness</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>5</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Health Care Advisory Board</b>
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
<b>5</b>	<b>Agency/Group/Organization</b>	<b>Fairfax-Falls Church Community Services Board</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
<b>6</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Alliance for Human Services</b>

	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
<b>6</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Human Services Council</b>

	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
<b>7</b>	<b>Agency/Group/Organization</b>	<b>Fairfax Area Disability Services Board</b>
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
<b>8</b>	<b>Agency/Group/Organization</b>	<b>Fairfax Area Commission on Aging</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
<b>9</b>	<b>Agency/Group/Organization</b>	<b>FCRHA Resident Advisory Council</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
<b>10</b>	<b>Agency/Group/Organization</b>	<b>SkillSource Group, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development
<b>11</b>	<b>Agency/Group/Organization</b>	<b>Northern Virginia Affordable Housing Alliance</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>12</b>	<b>Agency/Group/Organization</b>	<b>Cornerstones Housing Corporation</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>13</b>	<b>Agency/Group/Organization</b>	<b>Good Shepherd Housing &amp; Family Services, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>14</b>	<b>Agency/Group/Organization</b>	<b>Shelter House</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
<b>15</b>	<b>Agency/Group/Organization</b>	<b>Fairfax Area Christian Emergency &amp; Transitional Services (FACETS)</b>



	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
16	<b>Agency/Group/Organization</b>	<b>New Hope Housing, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
17	<b>Agency/Group/Organization</b>	<b>Madison Homes, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>18</b>	<b>Agency/Group/Organization</b>	<b>Wesley Housing Development Corporation</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>19</b>	<b>Agency/Group/Organization</b>	<b>Insight Property Group LLC</b>
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
<b>20</b>	<b>Agency/Group/Organization</b>	<b>Inova Health System</b>
	<b>Agency/Group/Organization Type</b>	Services-Health Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
<b>21</b>	<b>Agency/Group/Organization</b>	<b>Federal Home Loan Mortgage Corporation</b>

	<b>Agency/Group/Organization Type</b>	Housing Private Sector Banking / Financing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
22	<b>Agency/Group/Organization</b>	<b>Advisory Social Services Board</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
23	<b>Agency/Group/Organization</b>	<b>Fairfax County School Board</b>
	<b>Agency/Group/Organization Type</b>	Services-Education Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
24	<b>Agency/Group/Organization</b>	<b>Fairfax County Professional Fire Fighters and Paramedics, IAFF Local 2068</b>
	<b>Agency/Group/Organization Type</b>	Employee Member Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

25	<b>Agency/Group/Organization</b>	<b>Northern Virginia Association of Realtors</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
26	<b>Agency/Group/Organization</b>	<b>Tetra Partnerships</b>
	<b>Agency/Group/Organization Type</b>	Commercial Real Estate
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
27	<b>Agency/Group/Organization</b>	<b>Fairfax County Federation of Citizens Associations</b>
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
28	<b>Agency/Group/Organization</b>	<b>AHOME</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
29	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity of Northern Virginia</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

<b>30</b>	<b>Agency/Group/Organization</b>	<b>Northern Virginia Regional Commission</b>
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
<b>31</b>	<b>Agency/Group/Organization</b>	<b>Virginia Housing Development Authority (VHDA)</b>
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs

<b>32</b>	<b>Agency/Group/Organization</b>	<b>City of Alexandria</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
<b>33</b>	<b>Agency/Group/Organization</b>	<b>Arlington County</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
34	<b>Agency/Group/Organization</b>	<b>Prince William County Department of Housing and Community Development</b>
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
35	<b>Agency/Group/Organization</b>	<b>Loudon County</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
36	<b>Agency/Group/Organization</b>	<b>Montgomery County</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
37	<b>Agency/Group/Organization</b>	<b>Prince George's County - DHCD</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
38	<b>Agency/Group/Organization</b>	<b>District of Columbia Department of Housing and Community Development</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
39	<b>Agency/Group/Organization</b>	<b>City of Falls Church</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
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40	<b>Agency/Group/Organization</b>	<b>Town of Vienna</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
41	<b>Agency/Group/Organization</b>	<b>Town of Herndon</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
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42	<b>Agency/Group/Organization</b>	<b>City of Fairfax</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
43	<b>Agency/Group/Organization</b>	<b>Town of Clifton</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
44	<b>Agency/Group/Organization</b>	<b>Metropolitan Washington Council of Governments</b>
	<b>Agency/Group/Organization Type</b>	Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
45	<b>Agency/Group/Organization</b>	<b>Virginia Department of Housing and Community Development</b>
	<b>Agency/Group/Organization Type</b>	Housing Other government - State

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy
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**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	FCRHA/Department of Housing and Community Development	The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this FY 2021 One-Year Action Plan. A copy of the Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.
Housing Blueprint (local)	FCRHA/Department of Housing and Community Development	The Strategic Plan goals are directly driven by the goals and metrics identified in the Housing Blueprint.
Moving to Work (federal)	FCRHA/Department of Housing and Community Development	The Strategic Plan is consistent with the THRIVE Housing Continuum, which is the central concept behind the FCRHA's Moving to Work program.
FCRHA Strategic Plan/Action Plan (local)	FCRHA/Department of Housing and Community Development	The activities described in the FCRHA's annual Strategic Plan/Action Plan are largely derived from the Housing Blueprint and serve as a yearly work plan for the agency.

Communitywide Housing Strategic Plan (local)	Department of Housing and Community Development	Under the direction of the Board, the Communitywide Housing Strategic Plan is a comprehensive effort to preserve and create affordable housing options by both identifying near term goals that can be accomplished with currently available resources and identifying the resources necessary to meet needs over the next 15 years.
Prevent & End Homelessness (local)	FCRHA/Department of Housing and Community Development	The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this FY 2021 One-Year Action Plan.
Fairfax County Comprehensive Plan/Zoning Ordinance	Fairfax County Department of Planning and Development	The Comprehensive Plan and Zoning Ordinance provide, respectively, the policy and regulatory underpinnings for land use issues related to affordable housing, as described in this FY 2021 One-Year Action Plan. This includes elements such as the Affordable Dwelling Unit and Workforce Housing programs.
<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
One Fairfax Policy	Fairfax County Equity Officer	The One Fairfax and Social Equity Policy, adopted by the Board on November 21, 2017, and by the FCRHA on March 7, 2019, defines expectations for consideration of racial and social equity, and, meaningful community involvement when planning, developing and implementing policies, practices and initiatives. The policy provides a framework to advance equity in alignment with the stated visions and priorities of the county and the FCRHA. The policy informs all other policies and applies to all publicly delivered services in Fairfax County Government, the FCRHA and Fairfax County Public Schools.

**Table 3 – Other local / regional / federal planning efforts**



## **AP-12 Participation – 91.105, 91.200(c)**

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

The Board adopted the Citizen Participation Plan on December 8, 1997, and it was revised and amended in 2002 and 2007. The Citizen Participation Plan guides public input and participation in the Consolidated Plan process. A summary of the citizen participation process is provided at AP-05, paragraph 4. The full Citizen Participation Plan may be found in the Grantee Unique Appendices section.

Efforts are being made to broaden citizen participation by expanding the methods of providing notice of opportunities for citizen input. A televised notice was broadcast on the Fairfax County cable station for the first time in FY 2018, including a plain English summary explanation of the Consolidated Plans, the One-Year Action Plans and opportunities for citizen participation.

The One Fairfax Racial and Social Equity Policy and specific Areas of Focus identified in the policy include:

- community and economic development policies and programs that promote wealth creation and ensure fair access for all people;
- housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the county, most notably those in mixed-use areas that are accessible to multiple modes of transport;
- workforce development pathways that provide all residents with opportunity to develop knowledge and skills to participate in a diverse economy and earn enough income to support themselves and their families; and
- a quality built and natural environment that accommodates anticipated growth and change in an economically, socially and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life and promotes opportunities, housing, amenities and services for all people.

A copy of the full One Fairfax Policy may be found in the Grantee Unique Appendices section.

## **Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>

1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Nontargeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>persons with incomes at or below the poverty level</p>	<p>Representatives of the CCFAC, the FCRHA and the public attended the public hearing on November 12, 2019. All the oral and written public comments presented at the public hearing were accepted and included in the final version of this FY 2021 One-Year Action Plan. The needs identified and discussed at the public hearing are addressed by the Annual Goals and Objectives described in AP-20.</p>	Public comments received are summarized in the Grantee Unique Appendices section.	N/A	
<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted</b>	<b>URL (If applicable)</b>

					<b>and reasons</b>	
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Nontargeted/broad community</p> <p>persons with incomes at or below the poverty level</p>	<p>The Board received all the oral and written testimonies presented at the hearing on March 24, 2020. The citizen input was incorporated into the final version of this FY 2021 One-Year Action Plan. The needs identified and discussed at the public hearing are addressed by the Annual Goals and Objectives described in AP-20.</p>	<p>Public comments received are summarized in the Grantee Unique Appendices section.</p>	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The funding levels incorporated in the Draft FY 2021 One-Year Action Plan released for public comment were based on estimates of the Federal Funds to be awarded to Fairfax County for FY 2021 and Program Income to be available as a result of projects previously funded by CDBG and HOME. The Draft FY 2021 One-Year Action Plan released for public comment included the contingency instructions (Contingency Plan) which may be found in the Grantee Unique Appendices. The Contingency Plan explains how the proposed allocations in the Draft FY 2021 One-Year Action Plan based on the estimates of Federal Funds to be awarded to Fairfax County and the Program Income to be available will be adjusted if there is a difference between the estimates and the actual Federal Funds to be awarded to Fairfax County and the Program Income available for use in FY 2021.

The estimates used in the Draft FY 2021 One-Year Action Plan were based on the Federal Funds awarded to Fairfax County for FY 2020. Use of estimates until notice of actual awards is customary and allows Fairfax County to meet citizen participation requirements while planning for future HUD grants prior to the official notification from HUD. Notification of the actual awards for FY 2021 was received on February 14, 2020.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

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CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,960,799	171,790	18,086,126	24,218,715	0	The annual allocation for FY 2021 is based on the HUD notification of the FY 2021 award, received on February 14, 2020. The Program Income allocation is based on projections from current activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,141,854	48,000	400,000	2,589,854	0	The annual allocation for FY 2021 is based on the HUD notification of the FY 2021 award, received on February 14, 2020. The Program Income allocation is based on projections from current activities.
Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

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ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	492,880	0	0	492,880	0	The annual allocation for FY 2021 is based on the HUD notification of the FY 2021 award, received on February 14, 2020. The Program Income allocation is based on projections from current activities.
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**Table 5 - Expected Resources – Priority Table**

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

Fairfax County leverages federal CDBG, HOME and ESG funds through a variety of local resources, including private investments, donations and other county funds.

CDBG-funded targeted public services activities are supported by private cash and in-kind donations, as well as other county funds. The gaps between CDBG funding for non-profit sponsored affordable housing capital projects and the total acquisition, renovation and leasing costs are funded by equity investments, private financing and/or other local funds, as well as by donations of cash, services and materials.

Fairfax County meets and exceeds its HOME Match requirement through non-federal cash resources contributed to fund the Bridging Affordability Program, the activities of which are eligible for HOME funding.



Additionally, the county created a Housing Trust Fund (HTF) in FY 1990, which is used to encourage and support the acquisition, preservation, development and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. The majority of all units developed with HTF financing are HOME eligible. Housing Trust Fund awards are anticipated in FY 2021. HOME and CHDO funds invested in nonprofit sponsored capital projects also are leveraged by equity investments, private financing and/or other local funds, as well as by donations of cash, services and materials.

Fairfax County invests local General Funds to provide a one-to-one match for the ESG funding. The local matching funds are appropriated on an annual basis as a part of the normal Fairfax County budget cycle, typically in April or May.

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

Fairfax County and the FCRHA have a long and successful track record of utilizing public land for the development of housing to meet a continuum of needs identified in this FY 2021 One-Year Action Plan. Projects that are expected to be completed, under construction or in planning during the time covered by this FY 2021 One-Year Action Plan include the following:

**North Hill (Mount Vernon District):** The FCRHA has selected a private developer, under PPEA, for the development of the 35 acre North Hill site, which was acquired by the FCRHA in the early 1980s. The selected developer received the necessary zoning approvals in FY 2018 to construct 279 mixed-income, affordable multi-family units. Approximately 12 acres will be sold to another developer to construct 175 market-rate townhouses. The approximately 12-acre balance of the site will be improved as a park. The project was awarded competitive 9 percent tax credits by the Virginia Housing Development Authority (VHDA), which provides a critical part of the funding for the project. Negotiations are underway for the sale of the market-rate townhouse land, the sale proceeds will be used to partially fund the site improvements for the affordable units. Site plan has been approved. Closing on the deal is expected in May 2020.

**Murraygate Renovation (Lee District):** The project scope includes extensive renovations of the 200-unit Murraygate Village apartment complex. Rehabilitation include replacement of the central heating and cooling system with individual HVAC units in each apartment, electrical system upgrades, accessibility improvements, kitchen and bathroom modernization, other miscellaneous enhancements, and minor site work. The construction of the renovation is underway and to be completed by the end of 2020.

**Oakwood (Lee District):** The scope of the project is to develop the 6.2 acres FCRHA-owned site at the intersection of Oakwood Road and Van

Dorn Street. The proposed development includes 150 units of affordable independent senior housing. Potential funding includes Low Income Housing Tax Credits (LIHTC). A developer was selected in January 2019 to develop the site under PPEA. Rezoning the property has been approved. The master development agreement was approved by the FCRHA in March 2020. LIHTC application was submitted to VHDA in March 2020.

**One University (Braddock District):** The scope of the project is to redevelop an FCRHA-owned site located at the intersection of Route 123 and University Drive. A developer was selected in July 2018 to develop the site under PPEA. The proposed development will include 240 units of affordable housing and 333 units of student housing. The land use approval process was successfully concluded in September 2019. The master development agreement was approved by the FCRHA in January 2020. LIHTC application was submitted to VHDA in March 2020.

**Little River Glen IV (Braddock District):** The scope of the project includes the construction of 60 units of affordable independent senior housing on land owned by the FCRHA. An architect was selected to prepare the construction documents. The Department of Planning and Development has issued a zoning determination that would allow the building of slightly bigger units than approved by the General Development Plan. The design is underway. LIHTC application will be submitted to VHDA in March 2021.

**Little River Glen Elevators Replacement (Braddock District):** The scope of the project includes the replacement of four elevators in the Little River Glen buildings. The new elevators will be large enough to allow for the transport of medical stretchers. The engineering design has been completed and permitted. The construction bidding phase began in early 2020 with construction completed anticipated early 2022. One bid was received, which turned out to be more than the project budget. Preparation to rebid the project is underway.

**Autumn Willow (Springfield District):** The scope of the project is to develop the 10.8 acre County-owned site at the intersection of Stringfellow Road and Autumn Willow Drive. The site has the potential for the development of up to 150 units of affordable independent senior housing. Potential funding includes Low Income Housing Tax Credits (LIHTC). A request for proposals to develop the site was issued in December 2019. Development proposals were due on March 12, 2020 and are under review.

**Stonegate Renovation (Hunter Mill District):** The project scope includes extensive renovations of the 240-unit Stonegate Village apartment complex. Rehabilitation include replacement of the individual HVAC units in each apartment, accessibility improvements, kitchen and bathroom modernization, other miscellaneous enhancements, and minor site work. A thorough physical needs assessment will be prepared to better define the scope of renovation. An architect has been selected to conduct the physical needs assessment. A/E contract negotiations are underway. Potential funding includes LIHTC.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	2016	2020	Homeless	Countywide	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services	CDBG: \$400,000 HOME: \$700,000 ESG: \$492,880	Rental units rehabilitated: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 1735 Households Assisted

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<b>2</b>	Special Needs	2016	2020	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$1,200,000 HOME: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Rental units rehabilitated: 5 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
<b>Sort Order</b>	<b>Goal Name</b>	<b>Start Year</b>	<b>End Year</b>	<b>Category</b>	<b>Geographic Area</b>	<b>Needs Addressed</b>	<b>Funding</b>	<b>Goal Outcome Indicator</b>
<b>3</b>	Working Families	2016	2020	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$300,000 HOME: \$300,000	Rental units rehabilitated: 200 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 23 Households Assisted
<b>4</b>	Workforce Housing	2016	2020	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation	CDBG: \$200,000 HOME: \$200,000	Rental units constructed: 200 Household Housing Unit Homeowner Housing Added: 15 Household Housing Unit

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<b>5</b>	Human Service System	2016	2020	Non-Housing Community Development	Countywide	Community Services Administration and Planning	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 1 Other
<b>6</b>	Poverty Reduction/Self Sufficiency	2016	2020	Non-Housing Community Development	Countywide	Community Services	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 542 Persons Assisted
<b>7</b>	Reinvestment	2016	2020	Non-Housing Community Development	Countywide	Administration and Planning	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 1 Other
<b>8</b>	Community Input	2016	2020	Institutional	Countywide	Administration and Planning	CDBG: \$250,000 HOME: \$0 ESG: \$0	Other: 1 Other

**Table 6 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Homelessness
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<b>Goal Description</b>	<p><b><i>Preventing and Ending Homelessness</i></b></p> <p>The county will address the 10-year need for 2,650 additional units/permanent housing opportunities for individuals and families who are experiencing homelessness. Outcomes will be achieved through a variety of county programs and activities, including programs and activities funded through the CCFP.</p> <p><u>Projected Outcomes:</u></p> <ul style="list-style-type: none"><li>• Housing opportunities created by turnover in federal resources: 105</li><li>• New housing opportunities (non-turnover): 568</li></ul> <p>New homeless households served in local Bridging Affordability program: 58</p>
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<b>2</b>	<b>Goal Name</b>	Special Needs
	<b>Goal Description</b>	<p><b><i>To Provide Affordable Options to Special Needs Populations</i></b></p> <p>The county will provide affordable housing options to special needs populations including households with low- to extremely low income, seniors and persons with physical or mental disabilities through several means, including programs and activities funded through the CCFP. (Note: Persons with special needs are also served throughout the other goals identified in the Housing Blueprint and the Consolidated Plan. A copy of the Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.) <u>Projected Outcomes:</u></p> <ul style="list-style-type: none"> <li>• Housing opportunities created by turnover in federal resources: 81</li> <li>• New housing opportunities (non-turnover): 119</li> <li>• New special needs households served in the Bridging Affordability program: 44</li> <li>• FCRHA-Fairfax County Rental Program – Seniors (turnover): 90</li> </ul>
<b>3</b>	<b>Goal Name</b>	Working Families



	<p><b>Goal Description</b></p> <p><b><i>To Meet the Affordable Housing Needs of Low-income Working Families</i></b></p> <p>The county will work to address the current need, estimated at about 31,000 units, for affordable housing among working families with low-income via a variety of county programs and activities, including those funded through the CCFP.</p> <p><u>Projected Outcomes:</u></p> <ul style="list-style-type: none"> <li>• New low-income households served in the Bridging Affordability program: 58</li> <li>• Housing opportunities created by turnover in federal resources: 161</li> <li>• Housing opportunities created by turnover in local housing resources: 350</li> </ul> <p>New housing opportunities (non-turnover): 150</p>
4	<p><b>Goal Name</b></p> <p>Workforce Housing</p>
	<p><b>Goal Description</b></p> <p><b><i>To Increase Workforce Housing through Creative Partnerships and Public Policy</i></b></p> <p>Over the next 15 years, the need for affordable housing options will grow, as the county is projected to add 62,184 households, of which 18,622 are expected to earn 80 percent of the AMI and below.</p> <p><u>Projected Outcomes:</u></p> <p>New housing opportunities: 400</p>

5	<b>Goal Name</b>	Human Service System
	<b>Goal Description</b>	<p><b><i>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</i></b></p> <p>The county will continue to promote healthy child and youth development, identify strategies to meet current and emerging service needs, and encourage and support a public and private network of community services that fosters stability and maximizes self-sufficiency. The programs and activities funded through the CCFP also support the accomplishment of this goal.</p> <p><u>Specific Objectives:</u></p> <p>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.</p> <p>1.2 Identify gaps and develop strategies to meet critical current and emerging service needs in the community.</p> <p>1.3 Encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence for individuals and families.</p> <p>1.4 Promote a human service system that ensures residents can meet basic and emergency human needs, that emphasizes prevention and early intervention to minimize crises and that preserves individual and family stability.</p> <p>1.5 Encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services as needed.</p>
6	<b>Goal Name</b>	Poverty Reduction/Self Sufficiency

	<b>Goal Description</b>	<p><b><i>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</i></b></p> <p>The county will strengthen self-sufficiency for program participants via a variety of means, including programs and activities funded through the CCFP. Consistent with the FCRHA's Moving to Work/THRIVE program, emphasis will be placed on promoting self-sufficiency activities for those participating in the various affordable housing programs operated by the FCRHA and Fairfax County.</p> <p><u>Specific Objectives:</u></p> <p>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 better employment, especially for families with low income.</p> <p>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.</p> <p>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, services for adults who are disabled or elderly, transportation, English as a Second Language programs and/or other needed support.</p> <p>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.</p> <p>2.5 Ensure that the commercial revitalization program serves as a resource to achieve a portion of these objectives.</p> <p>2.6 Implement Fairfax County's Strategic Plan to Facilitate Economic Success, which has an overall focus on maintaining, diversifying, and enhancing the county's strong and vital community in order to sustain and foster economic prosperity.</p>
<b>7</b>	<b>Goal Name</b>	Reinvestment

	<b>Goal Description</b>	<p><b><i>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</i></b></p> <p>The county will continue to implement the Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals – people, places, employment and governance. In terms of places, Fairfax County will focus on infrastructure, mobility, redevelopment and fostering the retail industrial and other emerging uses.</p> <p><u>Specific Objectives:</u></p> <p>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.</p> <p>3.2 Review existing plans for Conservation Areas, Redevelopment Areas, residential Revitalization Areas, Commercial Revitalization Districts, and Commercial Revitalization Areas to promote a comprehensive and coordinated approach to meeting community development needs while maintaining the affordable housing stock and the unique character of each community.</p> <p>3.3 Build on community strengths and involve the residents in decision making on needs, priorities, plans, improvements, and solutions to community concerns, in cooperation with the county's Department of Code Compliance.</p>
8	<b>Goal Name</b>	<p>Community Input</p>
	<b>Goal Description</b>	<p><b><i>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</i></b></p> <p><u>Overarching Objective:</u> The county will implement the Citizen Participation Plan and monitor and evaluate the effectiveness of community outreach and education on community needs, plans and priorities, funded programs and results, and the effectiveness of the citizen participation process under the Consolidated Plan.</p>



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

All Federal Funds and any subsequent leveraging of local and private resources for FY 2021 will be invested in the following fifteen projects. Project #7- Targeted Public Services also receives an allocation of local general and CSBG funds totaling approximately \$12.5 million.

#### Projects

#	Project Name
1	Section 108 Loan Payments
2	Fair Housing
3	Planning
4	General Administration (CDBG)
5	HOME Administration
6	Targeted Public Services (CCFP)
7	Home Repair for the Elderly & Community Rehabilitation Programs
8	Tenant Based Rental Assistance
9	FCRHA Properties- Rehabilitation and/or Acquisition
10	Housing and Community Development Acquisitions and/or Rehabilitation
11	Homeownership Program
12	Relocation Program
13	CHDO Set-Aside
14	Special Needs Housing
15	Emergency Solutions Grant
16	CDBG/HOME Affordable Housing Request for Proposals
17	North Hill

**Table 7 - Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

On January 26, 2010, the Board adopted a “Housing Blueprint”, which establishes the county’s affordable housing policy direction for FY 2011 and beyond. The goals and priority needs set forth in the Housing Blueprint are revised and updated each year as a result of ongoing community input. A copy of the draft Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.

The following overarching housing goals established in the Housing Blueprint are incorporated into the Consolidated Plan for FY 2016-2020:

- Goal 1: To prevent and end homelessness;
- Goal 2: To provide affordable housing options to persons with special needs;
- Goal 3: To meet the affordable housing needs of low-income working families; and
- Goal 4: To increase workforce housing through creative partnerships and public policy.

This FY 2021 One-Year Action Plan is the product of input gathered through the process of bringing together county officials and staff, representatives from the nonprofit and for-profit development sectors, and the citizens of Fairfax County, supplemented by data compiled from local sources, HUD and the U.S. Census Bureau. To accomplish the goals of this FY 2021 One-Year Action Plan, the county will draw upon the community and private sector to leverage resources through partnerships. The county will complete projects already in the pipeline as well as embark on new initiatives.

The main obstacle facing the county continues to be the affordable housing gap for residents who are low- and moderate-income. The bulk of all proposed projects endeavor to combat the shortage of affordable housing. As reflected in the Housing Blueprint, the philosophy driving the priority needs in the Consolidated Plan and this FY 2021 One-Year Action Plan is that affordable housing is a continuum ranging from the needs of residents who are experiencing homelessness to the needs of first-time home buyers. Included in this range are the diverse housing needs of hard-working but low paid families, senior citizens, persons with physical or mental disabilities, and the workforce across Fairfax County.

<b>1</b>	<b>Project Name</b>	Section 108 Loan Payments
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Homelessness Special Needs Working Families Reinvestment
	<b>Needs Addressed</b>	Affordable Rental Housing Community Services
	<b>Funding</b>	CDBG: \$581,610
	<b>Description</b>	The funding will be used to make annual payments on two loans under Section 108 of the Housing and Community Development Act of 1974, as amended. Loan proceeds have been used by the FCRHA for affordable housing development and preservation; reconstruction of Washington Plaza in Reston and Olley Glen; and road and storm drainage improvements in five Conservation Areas (Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor). The loan applications were approved by the Board, who pledged future CDBG funds for the payment of annual interest and principal premiums due on the notes.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All beneficiary data related to each of the projects was reported in the CAPER for the year in which the project was completed.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 19F Planned Repayments of Section 108 Loans  Matrix Code- 24A Payment of Interest on Section 108 Loans
<b>2</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Countywide



	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	<b>Needs Addressed</b>	Community Services Administration and Planning
	<b>Funding</b>	CDBG: \$206,543 HOME: \$25,116
	<b>Description</b>	The funding will be used by the Fairfax County Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, to conduct fair housing outreach and education activities, and to investigate fair housing complaints. In addition, funds will be used in FY 2021 for activities that affirmatively further fair housing for FCRHA clients and tenants.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	General fair housing outreach and education will be made available to all county residents, businesses and organizations. Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)
<b>3</b>	<b>Project Name</b>	Planning
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$675,510
	<b>Description</b>	The funding will continue to be used to support the planning and implementation of the county's housing and community development programs. The funding of this project is required to meet CDBG and HOME regulations and local procedures, 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 programs, as well as identify and pursue funding sources to match and leverage entitlement funding. Planning will include FCRHA activities to affirmatively further fair housing.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning is a required administrative function of the CDBG entitlement that is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 20 Planning
	<b>4</b>	
	<b>Project Name</b>	General Administration (CDBG)
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$1,169,668
	<b>Description</b>	Funding for the general administration of the county's CDBG and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the Consolidated Community Funding Pool, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and professional support to the CCFAC and various citizen participation processes. General Administration will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits plus related operating costs.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The required administrative function of the CDBG entitlement is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 21A General Program Administration

5	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Homelessness Special Needs Working Families
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	HOME: \$193,869
	<b>Description</b>	The HOME funds allocated to this project will be used to support the operation of the HOME Program and the projects receiving HOME funding. The funding will be used to support salaries and fringe benefits, plus related operating and equipment costs and eligible preliminary costs related to the planning and design of housing development projects by the FCRHA.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is a required administrative function of the HOME entitlement that is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	See description.
6	<b>Project Name</b>	Targeted Public Services (CCFP)
	<b>Target Area</b>	Countywide

<b>Goals Supported</b>	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation Community Services
<b>Funding</b>	CDBG: \$894,119

<b>Description</b>	The amount of funding to be allocated to the CCFP for Targeted Public Services will be 15 percent of the CDBG award. The funds will be awarded through the CCFP to eligible nonprofit corporations for the delivery of public services in accordance with CDBG eligibility criteria and the CCFP priorities adopted by the Board. Funding for specific programs and activities is subject to appropriations by the Board.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of families and individuals assisted will vary. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	Funding allocated to the CCFP for Targeted Public Services will be used to support programs to be provided in FY 2021. Programs typically provide a variety of services aimed at promoting stability and self-sufficiency, preventing homelessness and/or meeting basic needs, including case management, training in life skills, employment, financial management, ESOL and limited direct financial assistance and in-kind donations. Applications for CCFP funding in FY 2021 were submitted in December 2019. Distribution of the funding awards will begin in July 2020, as funds become available.
<b>7</b>	<b>Project Name</b>	Home Repair for the Elderly & Community Rehabilitation Programs
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency
	<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$648,500

<b>Description</b>	As in past fiscal years, funding of the Home Repair for the Elderly Program (HREP) will enable minor repairs at no cost to the homeowner for an estimated 100 homes of eligible low-income seniors or persons with disabilities. The HREP provides up to one week of labor and \$500 in material expenses by the HREP crew. The proposed funding will pay salaries and fringe benefits, plus related operating and equipment costs. These funds are supplemented by county funds generated from payments on loans through the Home Improvement Loan Program. Funding also will be used to support the provision of technical assistance, training, referral services, and rehabilitation materials, through the Community Rehabilitation Program for the preservation of affordable single and multi-family housing units in the Town of Herndon. The services and materials will be provided to assist in renovations needed to comply with local codes, install accessibility features and/or correct other deficiencies necessary to preserve the housing and/or prevent homelessness. Uncapped Low and Moderate Income Summary Data for Exception CDBG grantees, as provided by HUD, will be used to determine the eligible benefit areas in Herndon.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 elderly households are expected to be served by the Home Repair for the Elderly Program. The numbers of families and individuals assisted through the Community Rehabilitation Program will vary depending on the requests for assistances and the specific activities. All program beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.

	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Codes- 14A Rehab: Single-Unit Residential; 14B Rehab: Multi-Unit Residential; 14H Rehabilitation Administration.

<b>8</b>	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	HOME: \$1,100,000
	<b>Description</b>	The funding will be used to provide rental assistance to prevent families/individuals from becoming homeless, help families/individuals experiencing homelessness obtain permanent housing, support stable housing for persons with special needs, respond to reasonable accommodation requests, and subsidize units for clients of the Progress Center (See AP-85).
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 families or individuals are expected to receive TBRA vouchers. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Provision of TBRA vouchers
<b>9</b>	<b>Project Name</b>	FCRHA Properties - Rehabilitation and/or Acquisition



<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Special Needs Working Families Workforce Housing
<b>Needs Addressed</b>	Affordable Rental Housing
<b>Funding</b>	CDBG: \$3,151,000

	<b>Description</b>	Funding will be used to rehabilitate residential properties owned by the FCRHA to maintain safety and quality of life. A portion of the funding also may be used to purchase Affordable Dwelling Units or other properties for rental.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funding will be used to rehabilitate residential properties owned by the FCRHA to maintain safety and quality of life. A portion of the funding also may be used to purchase Affordable Dwelling Units or other properties for rental.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Code-14D Rehab: Other Public-Owned Residential Buildings
<b>10</b>	<b>Project Name</b>	Housing and Community Development Acquisitions and/or Rehabilitation
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Reinvestment Human Service System
	<b>Needs Addressed</b>	Affordable Rental Housing Community Services

<b>Funding</b>	CDBG: \$1,402,454
<b>Description</b>	Funding will be used by the FCRHA/Fairfax County to acquire/rehabilitate properties to be used for housing and community development and/or development of public facilities.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of families and individuals who will benefit from the activities will be determined by the projects. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.

	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Matrix Codes – 3 Public Facilities and Improvements; 14G Rehab: Acquisition
<b>11</b>	<b>Project Name</b>	Homeownership Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Working Families Workforce Housing
	<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$529,605
	<b>Description</b>	The funding will be used to provide activities related to the First-Time Homebuyer Program, including financial assistance to homebuyers when available. Uncapped income limits, as provided by HUD, will be used to qualify household eligibility for homebuyer assistance.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program is expected to benefit approximately 50 families who are currently housed but not on the certified eligible applicant waiting list and approximately 200-250 families who are on the waiting list. Approximately 6,000 additional families will be served through orientations and other marketing activities. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Code- 13A Housing Counseling for Homeownership Assistance; 13B Direct Homeownership, excluding Housing Counseling.
<b>12</b>	<b>Project Name</b>	Relocation Program
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	CDBG: \$170,750
	<b>Description</b>	The funding will be used to provide relocation benefits to residents of FCRHA owned property as needed to facilitate rehabilitation of housing units and the buildings in which the units are located. Funding may also be used to support the provision of federally mandated relocation and advisory services or reviews and technical assistance for CDBG- and HOME-funded nonprofit development.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The numbers of families assisted will vary depending on the specific needs for each activity. Large-scale rehabilitation of FCRHA owned multi-family properties typically involves some level of relocation for low- and moderate income residents. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Matrix Code- 08 Relocation
<b>13</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing
	<b>Needs Addressed</b>	Affordable Rental Housing Homeownership Access and Rehabilitation

	<b>Funding</b>	HOME: \$321,279
	<b>Description</b>	CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or develop additional affordable housing units for homebuyers and renters.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is expected to serve one family at or below 50 percent AMI. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined based on applications.

	<b>Planned Activities</b>	Typical CHDO projects in the past have included the acquisition and rehabilitation of housing units for use as affordable rental housing for persons with income at or below 50 percent AMI.
<b>14</b>	<b>Project Name</b>	Special Needs Housing
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	CDBG: \$835,000 HOME: \$300,000
	<b>Description</b>	All of the funding will be used to support the development, preservation, acquisition, modification and rehabilitation of housing and facilities to serve persons with special needs, as defined by the Housing Blueprint including persons who are experiencing homelessness, have disabilities, are 62 years or older, are large families with severely limited housing options, are severely rent burdened or are victims of domestic violence. The \$300,000 in HOME funding is earmarked for inclusion in the FY 2021 CDBG/HOME Affordable Housing Request for Proposals (see Project 16).
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined based on applications.
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	Typical projects include shared housing for persons with disabilities, renovations, upgrades and/or repairs to remove architectural barriers that restrict mobility and accessibility, install HVACs and water heater, and/or replace pipes and lighting to preserve and maintain longterm safe affordable housing residents with special needs.
<b>15</b>	<b>Project Name</b>	Emergency Solutions Grant
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing
	<b>Funding</b>	ESG: \$492,880
	<b>Description</b>	Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to fund activities that have an emphasis on preventing homelessness and rapidly re-housing people experiencing homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	More than 2,000 individuals are estimated to benefit from the ESG funded programs in FY 2021. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	The ESG funds will be used to support homelessness prevention and rapid rehousing assistance to persons who are at-risk of homelessness and those experiencing homelessness. The funded activities will provide housing relocation and stabilization services, as well as short-to medium-term rental assistance to help program participants regain stability in current permanent housing or move into other more suitable permanent housing in order to achieve stability. Services also will include case management for housing stability, housing search and placements, and financial assistance for rental application fees, security deposits, last month's rents, utility deposits and payments, and moving costs.
<b>16</b>	<b>Project Name</b>	CDBG/HOME Affordable Housing Request for Proposals
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$1,296,123 HOME: \$649,590

<b>Description</b>	The FY 2021 CDBG/HOME Affordable Housing Request for Proposals (RFP) will be used to fund the acquisition, preservation and/or rehabilitation of existing affordable housing units, and the development of additional affordable housing units for income eligible homebuyers and renters. The notice of funding availability will coincide with the availability of the CHDO funding for FY 2021.
<b>Target Date</b>	6/30/2021

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>The number and type of beneficiaries will be determined based on the activities completed by the non-profit recipients of the RFP funding. In the most recent past RFPs, scoring preference typically has been given to proposed activities that included the acquisition and/or preservation of units to be used as affordable housing that can be completed in an expedited manner and that served specified populations, below, and provided beneficiaries with direct access to public transportation and/or community retail centers and/or supportive services.</p> <ul style="list-style-type: none"> <li>• Elderly persons ages 62 and up earning at or below 30 percent of Area Median Income (AMI);</li> <li>• Youth transitioning out of foster care earning at or below 60 percent of the AMI;</li> <li>• Homeless (or at risk of homelessness) earning at or below 60 percent of the AMI;</li> <li>• Persons with disabilities (physical, mental, or sensory) earning at or below 60 percent of the AMI;</li> <li>• Veterans earning at or below 60 percent of the AMI; and</li> <li>• Survivors of domestic violence earning at or below 80 percent of the AMI.</li> </ul>
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		Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Typical projects funded through past RFPs have included the acquisitions and rehabilitation of housing units to be used to provide affordable rental housing for persons with income at or below 50 percent of the AMI
<b>17</b>	<b>Project Name</b>	North Hill
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Working Families Workforce Housing Reinvestment
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	<b>Needs Addressed</b>	Affordable Rental Housing Community Services
	<b>Funding</b>	CDBG: \$12,657,833
	<b>Description</b>	<p>The funding will support costs associated with the following projects: North Hill Affordable Multifamily Development: Under this FCRHA activity, funding will support infrastructure work, including earth work, erosion and sediment control, utility installation, road improvements, storm water management, site improvements, removal of marine clay soils, and building of needed retaining walls. North Hill Community Park: Under this FCRHA activity, approximately \$1.5 million will be made available for the initial phase of the development of the community park. When completed, the park will be available for the residents of the new development as well as for existing residents of Woodley Hills Estates. The scope of work for this initial phase includes demolition, removal and disposal of existing improvements; treatment of invasive plants; site grading; and restoration and seeding of disturbed areas.</p>
	<b>Target Date</b>	06/30/2021

	<p><b>Estimate the number and type of families that will benefit from the proposed activities</b></p>	<p><u>North Hill Affordable Multifamily Rental Housing Development</u>: 278 low-moderate income families</p> <p><u>North Hill Community Park</u>: Approximately 3,260 persons, including approximately 1,450 low-moderate income persons.</p> <p>Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.</p>
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	<p><b>Location Description</b></p>	<p>The North Hill Project is located on approximately 33 acres in the Mount Vernon District, which is within U.S. Census Tract (CT) 415401 Block Group (BG) 3. The community park will serve persons from CT 415401 BG 3, as well as from neighboring CT 415401 BG 2.</p>
	<p><b>Planned Activities</b></p>	<p>Development of affordable multifamily rental housing and a community park.</p>

**AP-****50 Geographic Distribution – 91.220(f)****Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Fairfax County in general is opportunity-driven in the allocation of affordable housing resources, while at the same time working actively to promote the de-concentration of poverty, particularly in the programs operated by the FCRHA. With respect to the investment of capital resources for affordable housing development, the FCRHA finances the acquisition, preservation and development of properties in locations across the county and will continue to operate its program on a countywide basis.

**Geographic Distribution**

Target Area	percentage of Funds
Countywide	100

**Table 8 - Geographic Distribution****Rationale for the priorities for allocating investments geographically**

Not applicable

## Affordable Housing

**AP-55 Affordable Housing – 91.220(g) Introduction**

*The goals represented below are taken from the Housing Blueprint. A copy of the draft Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.*

One Year Goals for the Number of Households to be Supported	
Homeless	182
Non-Homeless	1,093
Special-Needs	338
Total	1,613

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	961

The Production of New Units	498
Rehab of Existing Units	140
Acquisition of Existing Units	79
Total	1,678

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## **60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing**

The current Fairfax County Moving to Work Plan highlights planned capital fund expenditures for FCRPPBV properties in FY 2021. The variety of need is portrayed through the following repairs and the estimated costs at the FCRP-PBV properties:

The Atrium – replace 50 Gallon electric water heaters, refrigerators and electrical panels at an estimated cost of \$67,000.

Audubon Apartments – replace interior carpets, refrigerators, and handicapped accessible UFAS units’ dishwashers at an estimated cost of \$37,300.

Penderbrook – mill and pave the parking lot and driveways at an estimated cost of \$ 31,890.

Penderbrook – replace roof shingles at an estimated cost of \$121,760.

Ragan Oaks – replace kitchen cabinets, countertops, sinks, floor coverings, range hoods, ranges, refrigerators, bath floor coverings, bath accessories, and refurbishing tub/shower surrounds at an estimated cost of \$193,000.

Greenwood – replace wood entrance columns, HVAC in-unit heating, thermostats, bath floor coverings, bath accessories, interior carpet at an estimated cost of \$370,660.

Kingsley Park – replace ranges and refrigerators at an estimated cost of \$58,870.

Rosedale Manor – replace interior carpet at an estimated cost of \$47,810.

Old Mill Gardens – sealing parking and driveways and replacing kitchen cabinets, countertops, sinks, ranges, bath floor coverings, bath vanities, and hard surface flooring at an estimated cost of \$122,540.

Old Mill Gardens – replace roof shingles at an estimated cost of \$109,400.

West Ford I, II III – replace concrete curbs and gutters and electric water heaters at an estimated cost of \$33,800.

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Tavenner Lane – replace common area water heaters, HVAC units, ranges and bath vanities at an estimated cost of \$113,630.

Water's Edge – replace roof shingles at an estimated cost of \$39,000.

The total planned capital funding expenditures for FY 2021 on FCRP-PBV units is \$1,346,660.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The FCRHA coordinates a Resident Advisory Council (RAC), consisting of RAD-PBV and HCV participants. The RAC meets approximately 10 times per year to provide advice to the FCRHA concerning the management of the RAD-PBV and HCV programs. The RAC also provides advice on the annual FCRHA MTW Plan.

As a part of the THRIVE initiative, the Fairfax County Homeownership and Relocation Division (HRD) conducts intake and counseling for RAD funded residents who have homeownership as a goal. On March 7, 2019, the FCRHA amended homeownership preference points policy to provide one point for each year of uninterrupted, unduplicated time in any FCRHA rental program, including but not limited to, Housing Choice Voucher, RAD or any FCRHA self-sufficiency program, as an equivalency for families on the First-Time Homebuyers Program eligibility list, with a maximum of three points. This helps residents in these programs have an equal opportunity to purchase a home through the FCRHA Affordable Dwelling Unit (ADU) Program. Residents moving from the above FCRHA programs to homeownership will get the best long term “deal” if they are able to purchase a unit provided through the FTHB Program.

In FY 2021, the FCRHA will be implementing a down-payment assistance program for very low-income families purchasing FTHB units. It is anticipated that up to 50 families will be served through this program in the two fiscal years following FCRHA approval of the program.

Participants are required to set and achieve goals towards economic self-sufficiency, including completing financial literacy courses, budgeting, establishing savings, paying down debts and increasing credit scores. Completing these steps, along with the benefits of accessing escrow upon program completion, place graduates in a unique position to pursue homeownership opportunities.

**If the PHA is designated as troubled, describe the way financial assistance will be provided or other assistance**

Not applicable.

## **65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The Fairfax County commitment to the goal of ending homelessness is reflected in following strategies to:

- prevent homelessness due to economic crisis and disability;
- preserve and increase the supply of affordable housing to prevent and end homelessness;
- deliver appropriate support services to obtain and maintain stable housing; and
- create a management system for plan implementation with the collaboration of the public and private sectors that ensures adequate financial resources and accountability.

Federal housing programs, such as the Continuum of Care Program (CoC) and the Emergency Solutions Grant (ESG), are essential resources for local efforts. Therefore, the county strives to utilize these resources in the most effective and efficient ways possible.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

In FY 2021, the CoC will use a newly created ‘by-name-list’ of every individual who is experiencing unsheltered homelessness in Fairfax County to better coordinate the work of outreach teams, and to increase the number and percent of unsheltered individuals being permanently housed. The ‘by-namelist’ includes information with which to identify individuals, the date on which they were first engaged, their chronic homelessness and veteran status, and the referral milestones that they have reached on the path to emergency shelter and permanent housing. The outreach teams and DHCD staff meet monthly to discuss each person on the list and identify the steps necessary for each to obtain housing.

In FY 2021, the CoC also will be used to test, evaluate and make improvements to the new Coordinated Entry system designed and implemented to provide fair and equal access to homeless assistance programs, standardized client assessments across the community, ensure that clients are prioritized and referred to the programs that best fit their needs, and establish a system of accountability for implementation of the new system. The assessment tools to be used in the new Coordinated Entry system to determine client eligibility and prioritization for housing programs, such as the Vulnerability Index – Service Prioritization and Decision Assistance Tool (VI-SPDAT), will be re-evaluated and improved

**AP-**

as necessary to ensure that the needs of the clients are understood and the appropriate interventions by service providers are applied as quickly as possible. The Homeless Management Information System (HMIS) will continue to be an important tool in coordinating the flow of individuals and families through the homeless system.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

In FY 2021, the CoC will open the first facility to be funded under a Human Services bond approved by the Board in FY 2017, to renovate or replace four homeless shelters. The bond funding will be used to make the repairs and enhancements necessary to ensure that each of the four facilities are safe and suitable, and that the emergency shelter needs of clients will continue to be met in the future. Each shelter will include emergency beds and be co-located with permanent supportive housing units that will provide housing opportunities for people experiencing homelessness. The new Bailey's Crossroads Shelter and Supportive Housing to be opened will include four Medical Respite Program shelter beds and 18 units of permanent supportive housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The CoC staff will continue to seek new resources and invest in permanent housing opportunities for people experiencing homelessness. Since the adoption of the Ten-Year Plan, investments in permanent housing have proven effective in reducing the number of people experiencing homelessness.



**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Homelessness prevention remains a priority for the collaboration between the Fairfax Falls Church Partnership to Prevent and End Homelessness and the Fairfax-Falls Church Community Services Board. Federal, state and local resources will be committed to homelessness prevention and shelter diversion in the form of direct financial and rental assistance, as well as community case management and housing location. These resources are presently available and are expected to continue to be available in FY 2021.

The Fairfax-Falls Church Community Services Board will continue to strengthen its collaboration with the Fairfax Falls Church Partnership to Prevent and End Homelessness through the Coordinated Entry system to find better ways to help people avoid becoming homeless when they exit publicly funded institutions and systems of care. The subject of prioritization of homelessness prevention assistance and shelter beds will continue to be explored with other Fairfax County departments and community partners. The Diversion First effort will continue to be a priority to help reduce the number of persons with serious mental illness who are incarcerated in the Fairfax County jail. One goal of the initiative is to have individuals with serious mental illness diverted to mental health treatment, when possible, rather than be incarcerated when they encounter law enforcement officers. Another goal of the initiative is to work with these individuals toward housing options as they are stabilized in treatment. Fairfax Falls Church Partnership to Prevent and End Homelessness will continue its collaboration with the Fairfax Falls Church Community Services Board (CSB) as a part of the Diversion First initiative to explore ways to provide housing for individuals with disabilities who experience homelessness.

The FCRHA also participates in the Statewide Rental Assistance Program (SRAP), which provides financial assistance for participants with intellectual and/or other developmental disabilities to rent privately owned housing units. The Virginia Department of Behavioral Health and Developmental Services in partnership with the FCRHA and DHCD administer this state-funded rental subsidy program for Fairfax County, and for the City of Fairfax, and the Towns of Herndon, Vienna and Clifton. SRAP is administered in coordination with disability support services provided through Virginia Medicaid Waiver programs. There were 47 families receiving assistance through the SRAP program at the end of FY 2019. The state increased SRAP funding award for FY 2019 to provide assistance to 16 additional families.

## **AP-75 Barriers to affordable housing – 91.220(j)**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Fairfax County Board of Supervisors has adopted the following affordable housing goals as part of the Housing Blueprint for FY 2020, a copy of which may be found in the Grantee Unique Appendices section:

- Goal 1: To prevent and end homelessness
- Goal 2: To provide affordable housing options to special needs population
- Goal 3: To meet the affordable housing needs of low-income working families; and
- Goal 4: To Increase workforce housing through creative partnerships and public policy

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

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

- Provide bonus densities in exchange for affordable housing via the Affordable Dwelling Unit and Workforce Housing programs and increase community acceptance of affordable housing;
- Residential rezoning should not be approved above the low end of the Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided;
- Capitalize the Housing Trust Fund so that it can be used as a mechanism to fund the development of affordable housing;
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations;
- Give priority for the use of county and other government-owned buildings and land as sites for the provision of affordable housing;

- Promote and facilitate innovative site design and construction techniques, as well as encourage the use of manufactured housing and manufactured housing components, when aimed at providing affordable housing;
- Support efforts to add “source of income” as a protected class to the Virginia Fair Act to help eliminate housing discrimination against recipients of government assistance and allow equal access to affordable housing in the private sector to otherwise qualified applicants;
- Increase efforts to promote awareness of affordable housing opportunities to minority and other vulnerable populations, including the elderly, people with disabilities, veterans, and working families; and
- Support the efforts of the FCRHA in producing a portion of these affordable housing units through the use of county resources and the approval of suitable housing sites.

## **AP-85 Other Actions – 91.220(k)**

The following describes other actions to be taken as part of this FY 2021 One-Year Action Plan.

### **Actions planned to address obstacles to meeting underserved needs**

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

- Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, as well as cultural and recreational amenities;
- Facilitate the development of a range of permanent housing types for homeless persons and families, as well as others in need of these housing options;
- Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens;
- Promote multifamily housing for residents who are elderly or have disabilities that is conveniently located to public transportation and community services;
- Encourage the creation of accessible housing for those with disabilities;
- Participation in the Virginia Housing Development Authority (VHDA) Virginia Housing Registry, which serves as an information clearinghouse for landlords with accessible housing, and persons searching for accessible housing (see [https://www.socialserve.com/tenant/Search.html?ch=VA&type=rental&region\\_id=32931&accessibility=t](https://www.socialserve.com/tenant/Search.html?ch=VA&type=rental&region_id=32931&accessibility=t)); and
- Redesign of Domestic Violence crisis shelter service to ensure accessibility and availability throughout the county.

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

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

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

### **Actions planned to foster and maintain affordable housing**

The county is committed to encouraging the provision of affordable housing in all parts of the county. Policies implementing this objective include expanding housing opportunities in or near mixed-use centers as a way of providing the opportunity for persons employed in the county to live near their jobs; promoting the development of multifamily housing in both mixed-use centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options (the county has adopted Locational Guidelines for Multifamily Residential Development as part of the Countywide Land Use); promoting affordable housing opportunities throughout the county, particularly in areas where existing supply is low; and encouraging the creation of affordable housing for persons with special needs via the Independent Living provisions in the Zoning Ordinance.

### **Actions planned to reduce lead-based paint hazards**

Fairfax County provides telephone consultation, literature, and referrals to private lead testing companies to citizens who seek information regarding lead-based paint or other potential environmental lead hazards in the community. The Fairfax County website displays a lead poisoning prevention page (<https://www.fairfaxcounty.gov/health/environment/lead>). The webpage defines some of the major sources of lead in people's homes: dust from deteriorating lead-based paint primarily due to opening and closing windows in older homes (built pre-1978), residual lead dust in residential soils, and lead pipes. In addition, the Fairfax County Health Department educates household members about reducing lead exposure. To reduce risk of lead poisoning, the county recommends that residents remove peeling paint and chips from the home, not allow for children to be present when scraping or cleaning up paint chips, minimize dust through frequent damp mopping of floors and using wet cloths to wipe down windows, and discourage children from playing in bare soil surrounding the home. In addition, the Fairfax County lead poisoning prevention website provides links to numerous websites with information on lead exposure.

### **Actions planned to reduce the number of poverty-level families**

DHCD will continue to provide the Housing Choice Voucher, Transitional Housing, Permanent Supportive Housing, and Unification programs to help reduce the number of poverty-level families in the county. In addition, the PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center will continue to provide family self-sufficiency initiatives and to link FCRP-PBV program residents with resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services and participate in economic self-sufficiency programs.

DHCD also administers the Bridging Affordability Program, a locally funded rental subsidy program operated through a consortium of nonprofit organizations. The collaborative provides rental subsidies as well as an array of supportive services to program participants. Bridging Affordability is intended to be a gateway to the Fairfax County Housing Continuum as part of the FCRHA's Moving to Work program. The Housing Continuum and the FCRHA THRIVE initiative are approaches that provide work incentives, service supports, and permanent housing to residents of FCRHA properties. The THRIVE initiative is focused on self-sufficiency and establishes goals to help residents move to their highest level of success.

### **Actions planned to develop institutional structure**

The county plans the following actions:

*Strategy #1: Make a segment of Bridging Affordability rental assistance resources available to individuals with disabilities who have been admitted to residential programs for more than 90 days and no longer need this level of care but would be otherwise discharged to homelessness.*

The Bridging Affordability program will continue to provide access to locally funded rental assistance for up to two years, with a "bridge" to other county housing programs or market rate housing, depending on individual need. Currently, in order to be eligible for Bridging Affordability rental assistance, a household must be on a county or CSB housing waitlist. Beginning in 2019, the county began focusing on individuals with disabilities who have stabilized their medical and mental health substance abuse, and/or basic adaptive skills, but do not have enough income to afford the type of integrated housing needed for their continued recovery and progress. Priority will continue to be given to individuals who are at risk of homelessness upon a being discharged from residential programs but do not qualify for homeless services as result of their participation in the residential programs. This approach is intended to provide resources for individuals who are waiting to receive more intensive residential services, while aiding individuals who have been discharged to support their continuation toward self-sufficiency.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Human and social services agencies work together in Fairfax County and coordinate services to help combat poverty and help low-income residents to become self-sufficient.

In addition, the CCFP is a countywide grant process for funding private community-based human services programs that meet community identified needs. Begun in 1997, the CCFP leverages Fairfax County General Fund dollars with CDBG and CSBG to support programs that provide affordable housing and public services to low-income households and residents with special needs. The CCFP provides funding for programs and services that meet Fairfax County priorities, which were developed based on community input and reflect the most critical needs for a continuum of services and opportunities for stability, connectedness, well-being, and self-sufficiency for individuals and families. Critical needs include housing, literacy, educational development, financial stability, and health and support networks.

Programs funded through the CCFP with CSBG funds are specifically targeted toward households with incomes at or below the poverty level.

The FCRHA, DHCD, DFS, and CAAB share responsibilities in combating poverty. DHCD and DFS have entered into a cooperative agreement to make client referrals, share information about mutual clients (for rent determinations and otherwise), coordinate the provision of specific social and self-sufficiency services and programs to eligible families, and provide joint administration of programs.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

The use of CDBG, HOME and ESG entitlement funds in Fairfax County are guided by the following Vision and Mission:

#### Vision

- A community that cares about its children, the elderly, persons with physical or mental disabilities, and those less able to meet their basic needs;
- A community that values creative endeavors, arts and diversity which creates a strong, diverse and vibrant community that cares about the strengths and needs of its residents, where all can live to the best of their abilities in thriving, supportive neighborhoods;
- A community that adequately supports its human services system to ensure optimal service delivery;
- A community that actively participates in the planning, needs assessment, priority setting and decision-making processes to allocate community resources to meet the needs of its citizens; and
- A community that addresses these needs by building dynamic, flexible partnerships among the public, private, and non-profit sectors, and community volunteers.

#### Mission Statement

The mission of the county is to maximize the effective and efficient use of resources in the Consolidated Plan through a citizen-driven, staff-supported process to develop and preserve affordable housing, promote healthy, thriving and safe neighborhoods, and provide quality, accessible human services that meet essential existing and emerging needs throughout Fairfax County.

A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. For CDBG, Fairfax County uses a three-year average to ensure compliance with the low moderate-income benefit. The three years to which this FY 2021 One-Year Action Plan is applicable are: 2019, 2020 and 2021.

The county program specific requirements for CDBG, HOME and ESG are listed below.

#### **Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.



1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	171,790
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>171,790</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income.	95.00 percent

### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
  
The county has no plan or required HUD approval to utilize other forms of investment not specifically eligible under Section 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:  
  
The county has no plan to utilize HOME funding in FY 2021 for FCRHA direct homebuyer assistance activities under 92.254.
3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:  
  
The county has no plan to utilize HOME funding in FY 2021 for FCRHA direct homebuyer assistance activities under 92.254.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Fairfax County does not currently utilize HOME funds to refinance existing debt.

#### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

The set of policies and procedures for the provision of financial and rental assistance that is funded by the ESG, as well as local tax dollars, was formerly established by OPEH, which will be merged with DHCD in FY 2021. These written standards were developed in collaboration with public and private partners from the Continuum of Care and designed to be in compliance with the authorizing laws, regulations and Federal Register Notices for the ESG program.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

A Coordinated Entry System is used in the CoC to ensure that families and individuals who are homeless can access the appropriate homeless assistance programs in a manner that is fair and efficient. Most people seeking assistance contact a centralized, telephone-operated information and referral hotline operated by NCS Coordinated Services Planning office before being referred to emergency shelters or homelessness prevention and rapid rehousing assistance providers. Homeless outreach services, staffed by local nonprofit case managers as well as nurses from the Homeless Healthcare Program and social workers from the CSB, work to engage unsheltered individuals. All homeless families and individuals are assessed in a way that is consistent across programs with many standardized questions and tools, such as a housing barrier assessment and the VI-SPDAT. The answers from the assessments provide valuable information to homeless assistance providers and the system in making decisions as to where families and individuals should be referred for assistance and who will be prioritized for the most resource-intensive programs.

More work continues to be done to improve the effectiveness and efficiency of the local housing crisis response system. Current initiatives are placing an emphasis on making improvements to quickly addressing the needs of homeless veterans and people who are chronically homeless.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

DHCD has allocated ESG program funding to Northern Virginia Family Services (NVFS), a private nonprofit organization that is contracted by the county to provide financial and rental assistance to families and individuals, along with case management and housing location services. Through this contract, NVFS provides homelessness prevention and rapid rehousing services to families and

individuals throughout the community in collaboration with a group of community-based nonprofit organizations that includes Cornerstones, FACETS, New Hope Housing, and Shelter House.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Currently, the Fairfax County CoC has a formerly homeless individual participating as a member on the Governing Board for the Fairfax-Falls Church Community Partnership to Prevent and End Homelessness, which is the executive-level leadership group that provides high-level policy direction and overall accountability necessary for the successful implementation of the plan to prevent and end homelessness. The same representative on the board is also the chairperson of the CoC's Consumer Advisory Council, which reviews important policy and procedure documents with DHCD staff and provides valuable feedback based on the perspective of individuals who were formerly homeless.

5. Describe performance standards for evaluating ESG.

-

The ESG program funding is only used to support homelessness prevention and rapid rehousing assistance in the Fairfax County CoC. A web-based Homeless Management Information System database application is used to record, measure and evaluate data related to ESG-funded programs. There are three primary performance standards used to evaluate ESG supported programs: (1) the number of families and individuals served over the course of a fiscal year; (2) the length of time that services are provided; and (3) the destination of families and individuals exiting the program. The goal is to increase the number of people assisted each year, reduce the length of time that services are provided, and increase the number of people exiting programs to permanent housing destinations in order to increase the effectiveness and efficiency of homeless assistance programs.

# Grantee Unique Appendices



**U.S. Department of Housing and Urban Development**  
District of Columbia Field Office  
820 First Street N.E., Suite 300  
Washington, DC 20002-4255

SEP 13 2018

Bryan J. Hill  
County Executive  
12000 Government Center Parkway  
Fairfax, Virginia 22035

Dear Mr. Hill:

**SUBJECT:** One Year Extension Request of the County's 2020 Five-Year Consolidated Plan

This letter is in response to your letter dated September 7, 2018, requesting a one-year extension to the County's 2020 Five-Year Consolidated Plan. The County requests this extension to facilitate a coordinated regional submission of the Analysis of Impediments.

HUD regulations set forth at 24 CFR 91.20 allows the HUD Field Office to grant a jurisdiction an exception from the submission deadline in the submission of all or part of the Consolidated Plan for good cause, as determined by the field office and reported in writing to HUD Headquarters. The HUD Field Office has completed its review of Fairfax County's request and the request for a one-year extension of the current Consolidated Plan through July 1, 2021 has been approved.

Although HUD has granted a one-year extension for the current Consolidated Plan, the city must submit the One-Year Action Plan (24 CFR 91.220), a component of the Consolidated Plan, by the submission deadline date of August 15, 2019. The submission of the Annual Action Plan is required by statute and cannot be waived.

HUD continues to value its partnership with the city and we look forward to receiving the County's Consolidated Plan. If you have any questions regarding this matter, please do not hesitate to contact me at (202) 275-6266.

Sincerely,

A handwritten signature in black ink that reads "Michael D. Rose". The signature is fluid and cursive.

Michael D. Rose  
Director  
Office of Community Planning and Development  
HUD Washington, DC Field Office

[www.hud.gov](http://www.hud.gov) [www.espanol.gov](http://www.espanol.gov)

FY 2021 One-Year Action Plan

Affordable Housing Advisory Committee • Fairfax County Redevelopment and Housing Authority • Fairfax Falls Church Community Partnership on Ending Homelessness • Fairfax Falls Church Community Services Board • Disability Services Board			
HOUSING BLUEPRINT: AT A GLANCE - FY 2020			
GOALS			
To End Homelessness in Ten Years (December 2018): 2,650 UNITS/OPPORTUNITIES NEEDED	To Provide Affordable Housing Options to Special Needs Population	Meet the Affordable Housing Needs of Low Income Working Families	To Increase Workforce Housing through Creative Partnerships and Public Policy
<b>NEW PROGRAM ADMISSIONS/TURNOVER</b>			
PCFHA Federal Resources: Bridging Affordability: Continuum of Care (turnover):	PCFHA-Potomac County Rental Program (Seniors): PCFHA Federal Resources: Bridging Affordability: • Persons with physical/sensory disabilities • Persons with CSE eligible disabilities • Households leaving domestic violence situations	PCFHA-Potomac County Rental Program: PCFHA Federal Resources: Bridging Affordability:	
43 38 60	90 81 12 12 34	220 161 38	
<b>NEW UNITS DEVELOPED</b>			
With Federal Funding:	Non-Profit Federally-Funded Group Home Beds: State Rental Assistance Program: Construction of new Loudounville Senior facility (Shenandoah District):	Non-profit acquisitions/federal resources:	Workforce Dwelling Units (WDUs) (estimate): Affordable Dwelling Units (ADUs) (estimate):
4	12 10 82	4	206 198
<b>BLUEPRINT PROJECT</b>			
New Private Partners approx. 150-unit Acquisitions or Construction Goal of 10 percent to serve former homeless households – 15 units • Possible inclusion of Project Based Vouchers (if available)	New Private Partners approx. 150-unit Acquisitions or Construction Goal of 10 percent to serve persons with special needs – 15 units • Possible inclusion of Project Based Vouchers (if available)	New Private Partners 150-unit Acquisitions or Construction – \$9,700,000 Goal of approximately 120 units	
<b>FY 2020 TARGETS</b>			
182	338	693	400
<b>FY 2020 NET INCREASE</b>			
19	119	124	400
<b>ON THE HORIZON</b>			
• Reuse 30 West Ox (Sully District) – up to 20 units permanent supportive housing • Shelter rebuild/renovation and possible permanent supportive housing through bond referendum • Reevaluation of Bridging Affordability program relative to serving people coming out of homelessness and with special	• Autumn Willow (Springfield District) – up to 180 senior units • Little River Glen (Broadleaves District) – up to 60 senior units • Domestic violence shelter expansion – South County • North Hill (Mount Vernon District) – 83 senior units • Oakwood (Lee District) – 150 senior units • One University (Broadleaves District) – 100 senior units • Arden project (Mount Vernon District) – (pending funding and tenant award) approximately 8 units	• North Hill (Mount Vernon District) – 218 units • Redevelopment of Central PCFHA Public Housing Properties under HUD Rental Assistance Demonstration (RAD) • PCFHA property renovations: Woodgrove, Monroeville, Mount Vernon Gardens, RAD properties • One University (Broadleaves District) – 140 units • Anacostia (Shenandoah District) – 274 units • Preservation of Rockwood (Mount Vernon District) – 225 units • Arden project (Mount Vernon District) – (pending funding and tenant award) approximately 8 units	• Explore updating of Workforce Dwelling Unit policy
<b>CROSS-CUTTING INITIATIVES</b>			
• Implementation of Division Five • Communitywide Housing Strategic Plan, Phase 1 strategies and Phase 2 recommendations: new production goal for households earning 60 percent of AMI and less • Identify new funding opportunities for affordable housing development • Sustainable housing work group and report card • Homelessness Strategic Plan • Work with Building Resilience workgroup	• Apply for additional Family Unification Program and Veterans Affairs Supportive Housing vouchers • Explore increased flexibility in policies concerning serving persons graduating from permanent supportive housing • Explore some project-based of State Rental Assistance Program assistance	• Consider tax exemption for developers providing housing affordable to extremely low-income households (20 percent of area median income and below) • Develop and implement policy for use of Fairfax's housing funds • Identify opportunities to expand PCFHA income • Grid health study • One Fairfax Policy	• Continued implementation of PCFHA Moving to Work designation • Factors affordable studio development countywide • Health and Human Services System Integration • Identify opportunities to expand PCFHA income

***Fairfax County Redevelopment and Housing Authority (FCRHA)  
and  
Department of Housing and Community Development (HCD)***

**Strategic Plan for FY 2021**



***Adopted March 5, 2020***



**<http://www.fairfaxcounty.gov/housing/data/strategic-plan>**

A publication of Fairfax County



Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. Please call 703.246.5101 or TTY 711.



## Who's Who

### **Fairfax County Redevelopment and Housing Authority Commissioners (As of February 2020)**

Robert H. Schwaninger (Mason District), Chairman  
C. Melissa Jonas (Dranesville District), Vice-Chairman  
Matthew Bell (Mount Vernon District)  
Christopher Craig (Braddock District)  
Kenneth G. Feng (Springfield District)  
Lenore Kelly (Sully District)  
Richard Kennedy (Hunter Mill District)  
Albert J. McAloon (Lee District)  
Ezra Rosser (At-Large)  
Rod Solomon (Providence District)  
Sharisse Yerby (At-Large)

### **Department of Housing and Community Development**

Thomas Fleetwood, Director  
Amy Ginger, Deputy Director, Operations  
Teresa Lepe, Deputy Director, Real Estate, Finance and Development

\* \* \* \* \*

Seema Ajrawat, Director, Financial Management and  
Information Systems and Services  
Judith Cabelli, Director, Affordable Housing Development  
Marta Cruz, Director of Administration  
Carol Erhard, Director, Homeownership/Relocation Services

Peggy Gregory, Director, Rental Assistance  
Margaret Johnson, Director, Rental Housing  
Ahmed Rayyan, Director, Design, Development and Construction  
Vincent Rogers, Director, Policy and Compliance



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## Fairfax County Vision: Core Purpose and Elements

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County by:



**Maintaining Safe and Caring Communities:** The needs of a diverse and growing community are met through innovative public safety, health care, housing, educational, recreational, and volunteer opportunities. As a result, residents feel safe and secure, capable of accessing the range of services and opportunities they need, and are willing and able to give back to their community.



**Practicing Environmental Stewardship:** Local government, businesses, community organizations, and residents seek ways to use all resources wisely and to protect and enhance the County's natural environment and open space. As a result, residents feel good about their quality of life and embrace environmental stewardship as a personal and shared responsibility.



**Building Livable Spaces:** Distinctive and accessible town centers, neighborhoods, streets, walkways, and open spaces create a sense of place -- reflecting the character, history, and natural environment of the community. As a result, people throughout the community feel they have unique and desirable places to live, work, shop, play, and connect with others.



**Maintaining Healthy Economies:** Investments in the work force, jobs, institutions, and community infrastructure support a diverse and thriving economy. As a result, individuals are able to meet their needs and have the opportunity to grow and develop their talent and income according to their potential.



**Connecting People and Places:** Transportation, technology, information, and partnerships effectively and efficiently connect people and ideas. As a result, people feel a part of their community and have the ability to access places and resources in a timely, safe, and convenient manner.



**Creating a Culture of Engagement:** Individuals enhance community life by participating in and supporting civic groups, discussion groups, public-private partnerships, and other activities that seek to understand and address community needs and opportunities. As a result, residents feel they can make a difference and work in partnership with others to understand and address pressing public issues.



**Corporate Stewardship:** Fairfax County Government is accessible, responsible and accountable. As a result, actions are responsive, providing superior customer service and reflecting sound management of County resources and assets.

## **FCRHA Mission Statement**

The mission of the Fairfax County Redevelopment and Housing Authority is to initiate and provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve, and revitalize communities through fiscally responsible and open processes.

## **FCRHA Values**

**Adopted December 10, 2009 (amended January 20, 2011 and March 7, 2019)**

### **We, the Commissioners of the Fairfax County Redevelopment and Housing Authority, value:**

- Community involvement in decision-making.
- Partnering with the community, individuals, and public and private entities, particularly including the FCRHA's non-profit partners.
- Promoting, developing, encouraging and being responsive to community initiatives.
- Our responsibility as Commissioners is to establish FCRHA policies and to ensure that HCD staff will implement those policies in an open and professional manner.
- Maintaining and enhancing the professionalism of Housing and Community Development staff supporting the FCRHA mission. Providing the best management, maintenance and operational support for all projects and programs
- Integrity as the foundation of our work to ensure that all transactions are rooted in ethical principles.
- Communication that is open, honest and respectful of other points of view.
- Empowering the residents of FCRHA properties with the means to become as self-sufficient as possible, encouraging and facilitating movement toward financial independence beyond the need for FCRHA services, while recognizing the needs and limitations of persons with disabilities, the elderly and others with special needs.
- Fiscal responsibility in our role as stewards of resources that belong to the community.
- Innovation as we envision and carry out our mission.
- Strategic thinking as we anticipate community needs and challenges.
- Social and racial equity as represented in the Fairfax County One Fairfax resolution.

## **FCRHA Goals Statements: FY 2021**

- To preserve, expand and facilitate affordable housing opportunities in Fairfax County.
- To support revitalization and entrepreneurial initiatives that benefit the communities and residents of Fairfax County.
- To facilitate the self-sufficiency of FCRHA residents as they move toward financial independence, while recognizing the needs of special populations.
- To generate and increase opportunities for homeownership as one means to self-sufficiency, asset growth, neighborhood stability and allow those who work in Fairfax County to live in the County.
- To provide opportunities for those who work in Fairfax County to live in Fairfax County.
- To assure the continued excellent reputation of the FCRHA through fiscally responsible policies, sound business practices, and well-maintained properties that meet the high community standards of Fairfax County.
- To support the quality work and professionalism of the HCD staff to assure highly effective programs.
- To incorporate and maintain up-to-date Information Technology solutions in FCRHA/HCD business and communication functions.
- To give citizens a sense of ownership in policies and programs, through open and two-way communication of ideas and information about housing and community development challenges and opportunities.
- To commit to a strong and cooperative relationship with other Fairfax County boards, commissions and authorities, businesses and the broader community.
- To commit to strategic and innovative solutions for meeting changing community needs and challenges.

## **FCRHA Strategic Planning Principles**

Adopted December 10, 2009

- Preserving, renovating and maintaining FCRHA-owned properties is a high priority and resources should be allocated regularly for this purpose.
- The FCRHA should invest its financial resources, and use the housing units it owns and operates, to serve low and moderate-income households earning 80 percent of the Area Median Income (AMI) and below.
- To serve the current and future housing needs of Fairfax County's low and moderate income workforce, the FCRHA should foster the private development of sufficient workforce housing and encourage tools to facilitate its development (density, financing, etc.) through policy and advocacy efforts such as the Fairfax County Workforce Housing Policy.



## HOUSING BLUEPRINT GOALS

### GOALS

- GOAL:** To end **homelessness** in ten years\*
- GOAL:** To provide affordable housing options to **special needs** populations
- GOAL:** To meet the affordable housing needs of **low-income working families**
- GOAL:** To increase **workforce** housing through creative partnerships and public policy

\*Note: The Ten-Year Plan to Prevent and End Homelessness runs through FY 2019; FY 2019 is the tenth year of the homelessness plan.

### HOUSING CONTINUUM

**TIER ONE:** Through the Gateway to Affordable Housing

**BLUEPRINT GOALS ADDRESSED:**  
*Homelessness; Special Needs*

**TIER TWO:** Addressing Sustainable Housing

**BLUEPRINT GOALS ADDRESSED:**  
*Special Needs; Low-Income Working Families*




**TIER THREE:** Toward Self-Sufficiency

**BLUEPRINT GOALS ADDRESSED:**  
*Low-Income Working Families; Workforce*

<p><b>STRATEGY:</b></p> <ul style="list-style-type: none"> <li>• <b>Affordable Housing Development, Preservation, and Sustainability</b></li> </ul>	<p><b>GOALS:</b></p> <ul style="list-style-type: none"> <li>• To preserve, expand and facilitate affordable housing opportunities in Fairfax County.</li> <li>• To provide opportunities for those who work in Fairfax County to live in Fairfax County.</li> </ul>
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**County-wide Vision Elements that Apply**

 Maintaining Safe and Caring Communities  
 Building Livable Spaces  
 Maintaining Healthy Economies

**TRENDS**

- From April 2004 through June 2019, a total of 3,473 affordable housing units were preserved in Fairfax County; this is more than three times the Board's original goal of preserving 1,000 units. (HCD)
- 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 31,630 units. Over the next 15 years the need for affordable housing options will grow, as the county is projected to add 62,184 households, of which 18,622 are expected to earn 80 percent of AMI and below. (HCD)
- As of June 30, 2019, approximately 9,326 Workforce Dwelling Units (WDUs) had been committed by developers through Board of Supervisors approved rezoning actions. A total of 1,499 WDUs (1,477 rental and 22 for-sale) had been constructed as of June 30, 2019. (HCD)
- During 2019, the Fairfax County Economic Development Authority worked with 131 businesses that announced the addition of 10,057 jobs to the Fairfax County economy. The additional jobs were in fields such as information technology, software, and cybersecurity as well as cloud computing and data analytics, health care, financial services, and engineering and construction. (Fairfax County Economic Development Authority press release, 2/14/20)
- Business statistics reveal 118 million square feet of office space in Fairfax County; 10 Fortune 500 companies headquartered in the County; and 612,000 jobs. (Fairfax County Economic Development Authority, Business Statistics, January 2020)



**FY 2021 FCRHA Strategic Plan**

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<b>STRATEGY:</b> <b>Affordable Housing Development, Preservation, and Sustainability:</b> Includes project financing and/or direct purchase; predevelopment, condominium conversion unit purchases, Affordable Dwelling Unit (ADU) acquisitions, acquisition/retrofit for elderly/disabled, funding of projects through the Affordable Housing Partnership Program and Preservation Loan Fund, Safe Housing (small-scale housing for victims of domestic violence), magnet housing, land acquisition. Also includes affordable housing policy initiatives.				
SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
1.1	<b>HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE</b>		<p><b>Affordable Housing Production:</b> Facilitate new housing production and preservation by non-profits and others, consistent with the recommendations of the Affordable Housing Resources Panel (AHRP). Minimum goal to produce 5,000 new units affordable to families earning 60 percent of AMI and below.</p> <p>The Affordable Housing Partnership Program (AHPP) is the gateway to FCRHA funds for developers of affordable housing. Identify and pursue opportunities to maximize leveraging of county funds for affordable housing, with a focus on achieving Housing Blueprint goals. Consistent with the Housing Blueprint goals, provide financing to private partner(s) to develop additional units using a variety of financing including Low-income Housing Tax Credits (LIHTCs), local funding and private financing. See also Lines 1.2, 1.3, 1.4, 1.5, and 3.4.</p>	<p>To the extent funding is available, the AHPP will continue to provide development funding for the preservation and development of affordable housing in FY 2020 through the Housing Blueprint. The Department of Housing and Community Development (HCD) will continue to leverage County funds, including potentially the issuance of bonds or other financing techniques. See also Line 1.2. HCD will provide a \$3.25 million Blueprint loan for the construction of Oakwood Apartments in Alexandria, VA. It is a 150-unit affordable senior housing project and is being developed by the Arlington Partnership for Affordable Housing with 4 percent tax credits and FCRHA bonds. Closing for the project will take place in summer 2021. HCD is also providing a \$6.5 million Blueprint loan for the construction of One University Apartments in Fairfax, VA, which is a 240-unit project with 120 affordable multifamily units and 120 affordable senior units. It is being developed by the Stratford Capital Group and is using a hybrid 9 percent/4 percent financing model with FCRHA bonds. Closing for One University will also take place in summer 2021.</p>
1.2	<b>HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE</b>		<p><b>Preservation of affordable units:</b> Preservation of affordable housing both in rental complexes and in scattered sites consistent with the goals of the Housing Blueprint. Assist private partners in financing acquisition of units to serve a range of incomes, from extremely low-income (30 percent of Area Median Income (AMI) and below) through workforce income levels (above 80 percent of AMI). (Countywide) See also Line 1.8.</p>	<p>Continued preservation of additional units as opportunities arise consistent with the Housing Blueprint. Anticipate preserving approximately 252 units/beds through a variety of funding sources. This figure includes the redevelopment of Lake Anne Fellowship House in Hunter Mill District for the preservation of 240 affordable rental housing units for seniors. See also Lines 1.2, 1.3, and 1.4.</p> <p>Pursuant to the Fairfax County Zoning Ordinance, the FCRHA has the option to purchase up to one-third of for-sale Affordable Dwelling Units (ADU) offered in new residential developments. The FCRHA will continue to consider its right of purchase. If the FCRHA decides to purchase the ADUs, it would maintain the units as permanent affordable rental housing.</p>

**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
1.3	<b>WORKFORCE</b>		<b>Workforce Housing:</b> Facilitate the development of workforce housing that is affordable to families with a range of low and moderate incomes. The FCRHA will take an active advocacy and educational role in promoting workforce housing and will work jointly with the Planning Commission.	In FY 2021, the FCRHA will focus on supporting private-sector production of new housing to meet the needs of Fairfax County's growing workforce, in conjunction with the implementation of the Board of Supervisors' Workforce Housing policy. The Workforce Housing policy that will produce Workforce Dwelling Units (WDUs) also may play an important role in providing an affordable option for households exiting the FCRHA's Housing Continuum. It is anticipated that as many as approximately 300 WDUs will be delivered by developers in FY 2021. See Lines 1.1 and 1.2.
1.4	<b>HOMELESSNESS</b>		<b>Ten-year Plan to Prevent and End Homelessness:</b> Consistent with the Ten-Year Plan and the Housing Blueprint, continue to identify opportunities to link affordable housing preservation activities with countywide homelessness plan.	In FY 2021 it is anticipated that the FCRHA will use federal resources to develop additional units specifically to serve formerly homeless households. See also Line 3.9.
1.5	<b>SPECIAL NEEDS WORKING FAMILIES WORKFORCE</b>		<b>FCRHA Tax Credit Properties – Long-Term Affordability:</b> Identify strategies to ensure long-term affordability of FCRHA tax credit properties. See also Line 1.1.	In FY 2020, the renovation of Murraygate Village (200 units, Lee District) was underway (see Line 1.18). Rehabilitation will be ongoing and is scheduled to be complete by January 2021. In FY 2020, the renovation planning for Stonegate Village (240 units, Hunter Mill District) was ramping up (see Line 1.19). Underwriting of the project should take place during FY 2021 along with the establishment of a development team.

**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
1.6	<b>SPECIAL NEEDS</b>		<b>Home Repair for the Elderly Program:</b> Provides minor non-emergency home repairs for eligible low and moderate income elderly homeowners, as well as homeowners who are handicapped and disabled. Fairfax County will provide the labor and up to \$500 in materials to complete necessary repairs and maintenance.	Complete 185 cases serving 140 households. The average household income estimated to be served in FY 2020 is \$26,492 or approximately 31 percent of the Area Median Income (AMI) for a one-person household, this meets the U.S. Department of Housing and Urban Development (HUD) definition of "very low income".
1.7	<b>WORKING FAMILIES</b> <b>WORKFORCE</b>		<b>Rental Housing Compliance:</b> Monitoring of owner compliance with regulations governing rental units provided through the ADU and WDU rental programs, as well as tax-exempt bond financing and other special affordable housing financing.	Ongoing. It is anticipated that developers will deliver approximately 25 ADUs and 300 WDUs in FY 2021.
1.8	<b>HOMELESSNESS</b> <b>WORKING FAMILIES</b>		<b>Community Housing Development Organization (CHDO) Set-Aside:</b> A portion of Fairfax County's HOME funds are set aside to assist CHDOs in developing/acquiring/preserving affordable housing.  See also Line 1.2.	In FY 2021, the FCRHA will continue to provide technical assistance and funding to support the CHDOs and other non-profits via this set-aside program.
1.9	<b>HOMELESSNESS</b> <b>SPECIAL NEEDS</b> <b>WORKING FAMILIES</b>		<b>County-owned Land and Facilities for Affordable Housing:</b> Encourage public/private partnerships to develop workforce/affordable housing on surplus or underutilized county-owned land and facilities, particularly for special needs populations.	Ongoing. HCD will work to develop opportunities for the creation of additional affordable housing on County-owned land such as what was accomplished with the development of the Residences at the Government Center. Projects in the pipeline include: <ul style="list-style-type: none"> <li>- The Residences at North Hill Park, 279 units (including 63 senior affordable), Mount Vernon District (see Line 1.21)</li> <li>- One University, 240 units (including 120 senior affordable), Braddock District (see Line 1.17)</li> <li>- Oakwood, approximately 150 units (all senior affordable), Lee District (see Line 1.23)</li> <li>- Autumn Willow, approximately 150 units (all senior affordable), Springfield District (see Line 1.24)</li> </ul>

**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
1.10	<b>HOMELESSNESS WORKING FAMILIES</b>		Proffers from Private Developers: HCD will assist the Department of Planning and Development in facilitating affordable/workforce housing-related contributions from private developers via the rezoning process.	Ongoing.
1.11	<b>HOMELESSNESS WORKFORCE</b>		Residential Studio Units/Affordable Efficiencies: Identify opportunities to encourage increased development of affordable efficiency apartments, particularly as part of revitalization efforts.	Ongoing.
1.12	<b>HOMELESSNESS SPECIAL NEEDS</b>		Partnerships with Private Developers: Seek private sector partnerships with organizations such as HomeAid to achieve cost savings in projects serving homeless populations. Identify opportunities for housing development by the faith community and build additional affordable units through AHPP (see Line 1.1) and the Virginia Public-Private Educational Facilities Infrastructure Act (PPEA) process.	Ongoing. See also Line 1.9.

**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**


SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
1.13			<b>Construction Management:</b> Continue utilization of the Department of Public Works and Environmental Services (DPWES) construction management resources, particularly for County-funded projects. Overall project management will continue to be the responsibility of HCD.	HCD anticipates that it will continue its use of DPWES construction services in FY 2021 for County-funded projects. The FCRHA has the option to use DPWES for its capital construction projects.
1.14	<b>WORKFORCE</b>		<b>Workforce Housing:</b> Work with the Department of Planning and Development to facilitate delivery of affordable and workforce housing units in Tysons, Reston, Menfield and other areas of the county as development proposals are submitted, per Comprehensive Plan and negotiated proffers.	<b>Ongoing.</b> In FY 2021, it is anticipated that HCD and the Department of Planning and Development will continue co-leading a task force to re-evaluate the income levels served in the WDU program.
1.15	<b>HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE</b>		<b>Creative re-use of empty office space for housing:</b> Recognizing the challenges that exist in Fairfax County's office market, the FCRHA will explore ways to support demonstration projects, potentially using bond funding, which convert empty office buildings into a range of affordable/workforce housing.	<b>Ongoing.</b> The Fairfax County Building Repositioning Workgroup issued a report regarding repositioning and repurposing office space in Fairfax County was released in December 2016, and the Board of Supervisors, through the Fairfax County Communitywide Housing Strategic Plan, adopted a strategy to develop policy direction and a pilot for creating new housing options through adaptive reuse of commercial buildings, or through the use of land currently zoned for commercial uses. HCD staff will be working on developing the policy and the pilot program.
1.16	<b>SPECIAL NEEDS</b>		<b>Birmingham Green:</b> Explore opportunities to support additional affordable housing development and services at the Birmingham Green campus in Prince William County, which is co-owned by Fairfax County.	HCD will support the efforts of Birmingham Green to actively explore options for additional development at the site, which may include additional affordable housing for persons with disabilities and the elderly.

**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
1.17	<b>WORKING FAMILIES</b>		<b>One University/Robinson Square:</b> Redevelopment of FCRHA-owned properties to produce additional affordable rental units and income to the FCRHA through a long term ground lease.	This site is located at the intersection of Route 123 and University Drive. The County received an unsolicited proposal to redevelop the FCRHA property. The project calls for replacing the existing affordable housing (Robinson Square in Braddock District) and the existing FCRHA facilities. The development will include 240 units (120 family/120 senior) of affordable housing and 333 units (approximately 798 beds) of student housing. The selected developer, One University Development Partners, LLC, has obtained its land use approvals and will pursue site plan approval. They anticipate an award of tax credits late summer of 2020.
1.18	<b>WORKING FAMILIES</b>		<b>Murraygate Village:</b> Substantial renovation of existing 200-unit affordable rental community using LIHTCs. (Lee District).	<b>In progress.</b> Project rehabilitation will be occurring throughout the fiscal year. See also Line 1.5. Rehabilitation is ongoing and is scheduled to be complete by January 2021.
1.19	<b>WORKING FAMILIES</b>		<b>Stonegate Village:</b> Substantial renovation of existing 240-unit affordable rental community using LIHTCs. (Hunter Mill District)	<b>In planning.</b> Underwriting of the project should take place during FY 2021 along with the establishment of a development team. HCD's Design, Development and Construction Division will hire an architect and engineer team to develop plans and drawings for the project. Planning and due diligence are underway for the rehabilitation of Stonegate Village Apartments.
1.20	<b>WORKING FAMILIES</b>		<b>Crescent Apartments:</b> Ensure continued effective maintenance and management of the property while exploring potential opportunities for redevelopment of the site. (Hunter Mill District)	<b>Ongoing.</b>



**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	Description of Current Projects	Anticipated Outcomes in FY 2021
1.21	<b>SPECIAL NEEDS</b>		<b>The Residences at North Hill Park:</b> Development of 35 FCRHA-owned acres known as "North Hill". The FCRHA selected a private developer under the PPEA to develop the property. (Mount Vernon District)	The property was rezoned to allow 175 for-sale market rate townhomes, 216 multifamily affordable and workforce units, and 63 affordable independent senior housing units, and a 12-acre public park. The sale proceeds from the townhouse land buy will be used to fund the infrastructure needed for the multifamily and the affordable independent senior development, and part of the development of the park. The Virginia Housing Development Authority awarded CHPPENN 9 percent competitive LIHTCs in June 2017. A Comprehensive Agreement was entered into with CHPPENN. The project is proceeding to closing. Construction should commence in the summer of 2020.
1.22			<b>West Ox Road:</b> Development of affordable housing on county-owned land. (Sully District)	Project is in the planning phase. The use could be similar to Mondloch Place. One potential concept is to provide up to 30 units of permanent supportive housing for formerly homeless individuals, including homeless veterans. Pending funding availability.
1.23	<b>SPECIAL NEEDS</b>		<b>Oakwood Senior Housing:</b> Construct 150 units of affordable senior independent housing at intersection of South Van Dom St. and Oakwood Road via a public/private partnership (Lee District).	Closing on financing and beginning of construction is anticipated in FY 2021.

**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
1.24	<b>SPECIAL NEEDS</b>		<b>Autumn Willow Senior Housing:</b> Construct up to 150 affordable senior independent units on publicly-owned land at Stringfellow Road and Autumn Willow Drive through a public/private partnership (Springfield District).	<b>In planning.</b> Developer will be selected and project will be in rezoning/land-use actions process.



**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	Description of Current Projects	Anticipated Outcomes in FY 2021
1.24	<b>SPECIAL NEEDS</b>		<b>Autumn Willow Senior Housing:</b> Construct up to 150 affordable senior independent units on publicly-owned land at Stringfellow Road and Autumn Willow Drive through a public/private partnership (Springfield District).	<b>In planning.</b> Developer will be selected and project will be in rezoning/land-use actions process.

## STRATEGY:

- **Affordable Rental Housing, Property Management and Maintenance**

## GOALS:

- To manage and maintain quality affordable rental housing.
- To administer rental housing programs in accordance with federal regulations and local policies.



## County-wide Vision Elements that Apply

-  Maintaining Safe and Caring Communities
-  Building Livable Spaces
-  Maintaining Healthy Economies

## TRENDS

- The Fairfax County Redevelopment and Housing Authority (FCRHA), via its designation as a Moving to Work agency by the U.S. Department of Housing and Urban Development (HUD), has implemented a new approach to the delivery of affordable housing in Fairfax County: the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative. THRIVE is designed to link residents to services and programs offered by other County agencies and non-profit partners, with the goal of helping them become more self-sufficient. These programs are intended to help residents better manage their money, train for a new job, pursue college or other training, become a better parent, learn English, improve their health, and perhaps even purchase a home. (HCD)
- Poverty remains a daunting challenge at a time when housing remains "out of reach" for many: In Fairfax County, the National Low Income Housing Coalition Out of Reach 2019 report found that the annual salary needed to afford a two-bedroom apartment at the HUD Fair Market Rent (FMR) of \$1,665 was \$66,600 – approximately 55 percent of the Area Median Income for a family of four. According to the report, a minimum wage earner would have to work four full-time jobs to afford a two-bedroom unit at the FMR in Fairfax County.
- The FCRHA currently owns and operates 482 units of rental housing for active seniors, and 112 beds of assisted living. Project Based Voucher awards were announced on January 29, 2020 for new construction properties for the elderly: 102 units to Lake Anne (Hunter Mill District); 20 Units to One University Senior (Braddock District); and 8 Units to Oakwood (Lee District). (HCD)
- The need for affordable senior housing continues to grow, along with the senior population in Fairfax County; the number of seniors aged 65 and up is expected to increase from 135,976 in 2015 to 192,314 in 2030 – an increase of 41 percent. Based on the forums conducted as part of the 50+ planning process, seniors reported that they want affordable, walkable housing that is connected to the larger community. They also want to be able to remain in their own homes, and to understand how their homes can "evolve" to meet their needs as they age. They also want to see universal and accessible design incorporated into the new communities being built in the county, to increase the amount of housing that is appropriate for future generations of seniors. (HCD)
- The FCRHA's principal affordable housing programs are the federal Rental Assistance Demonstration-Project Based Voucher (RAD-RAD) (previously Public Housing) and Housing Choice Voucher (HCV) programs and the Fairfax County Rental Program (FCRP). FCRHA staff also administer the Bridging Affordability program. The average household income served in these programs in FY 2019 was \$26,422 or approximately 27 percent of the AMI for a family of two; this meets the federal definition of "extremely low income". (HCD)

**STRATEGY: Affordable Rental Housing, Property Management and Maintenance:** Manage and maintain more than 3,500 FCRHA owned or operated residential units including federal Public Housing units and Fairfax County Rental Program units. Ensure that the residents of FCRHA owned or operated properties have a safe and well-managed place to call home.

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
2.1	<b>WORKING FAMILIES</b>		<b>Fairfax County Rental Program (FCRP) - Multifamily:</b> 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 that are slightly higher than those households living in Public Housing and/or participating in the Housing Choice Voucher program. Housing managed under the FCRP includes 1,975 units of multifamily housing, as well as 154 units of specialized housing and 482 units of senior independent housing. The FCRP serves a range of households with incomes from the low teens up to 80% of AMI, depending on the program component and the property.	The following are the anticipated FY 2021 performance metrics for the FCRP-Multifamily properties: <i>Occupancy rate:</i> 95% <i>Average income served as percentage of AMI:</i> 40% and below  It is anticipated that approximately 350 very low income households (earning 50% AMI and below) on the FCRHA's waiting lists will lease-up in FCRP multifamily properties. In addition, the FCRP will be linked to the FCRHA's other housing programs as part of the Moving to Work Housing Continuum.
2.2	<b>HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES</b>		<b>Rental Assistance Demonstration (RAD) Program:</b> The RAD program allowed the FCRHA to convert all of its 1,060 Public Housing units to federal Section 8 subsidies, providing significant benefits for both the residents and the housing authority.	All 1,060 Public Housing units were converted to federal Section 8 subsidies under RAD during FY 2017 and FY 2018. During FY 2021, all units converted under RAD will continue to operate under the Project Based Voucher (PBV) platform. It is also anticipated that all applicable Moving to Work activities that have not been currently applied to RAD units will continue to be implemented during FY 2021 and will be consistent with the RAD-PBV program.
2.3	<b>HOMELESSNESS WORKING FAMILIES</b>		<b>Appropriate Housing Initiative:</b> Pro-actively ensure that Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) residents are living in the most appropriate sized unit, with the goal of maximizing unit utilization and moving larger families off the waiting list. Consider acquisition of additional units varying in bedroom size, with possible emphasis on one-bedroom units, accessible units, and units in elevator buildings.	In FY 2021, staff will continue to evaluate the appropriateness of units for existing residents of RAD-PBV units on an ongoing basis and will follow RAD-PBV guidelines in placing residents in appropriate sized units. A special emphasis will continue to be placed on residents with medical needs.

**STRATEGY:****Affordable Rental Housing, Property Management and Maintenance**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
2.4			Asset Management Division: Focus on financial performance, overall condition, capital improvements and accountability, using a private-sector model.	Ongoing.
2.5	<b>SPECIAL NEEDS WORKING FAMILIES</b>		Rehabilitation of FCRHA Properties. Rehabilitate FCRHA FCRP residential properties and group homes to maintain their safety and quality.	Through fiscally responsible processes, perform rehabilitation of FCRHA-owned properties to ensure safe, decent and high quality affordable housing, as identified. Additionally, perform site inspections and oversight of group homes owned by the FCRHA but leased to non-profits who are responsible for the maintenance of the facilities.
2.6	<b>SPECIAL NEEDS WORKING FAMILIES</b>		Set Aside Capital Reserves/FCRHA Properties Rehabilitation and Modernization: Rehab/modernize/maintain FCRHA properties to maintain safety and quality of life and enhance asset sustainability and energy efficiency.	Rehabilitation to be performed using the set aside capital reserves at properties (to be identified) to ensure the high quality of FCRHA properties.
2.7	<b>SPECIAL NEEDS</b>		Section 504/Accessibility modifications for FCRHA properties: Continued emphasis by Fairfax County on serving its population with physical disabilities, with a goal of improving accessibility in properties constructed before the current accessibility standards. Continuing implementation of Section 504 Plan for accessibility in PBV-RAD properties.	Staff will continue to fulfill reasonable accommodation requests and make accessibility modifications to FCRHA properties consistent with Title II of the 2010 Americans with Disabilities Act (ADA).
2.8	<b>SPECIAL NEEDS</b>		Accessibility/Universal Design: Incorporation of universal design in new construction and rehabilitation projects. Increase the number of affordable accessible units.	HCD will continue work to incorporate universal design in all new projects and in rehabilitation projects to the greatest extent possible.

## STRATEGY:

### Affordable Rental Housing, Property Management and Maintenance

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	Description of Current Projects	Anticipated Outcomes in FY 2021
2.9	<b>SPECIAL NEEDS</b>		Senior Properties under FCRHA management: Ongoing management of senior properties not under third-party management: Little River Glen, Olley Glen, and Saintsbury Plaza.	Ongoing.







## STRATEGY:

- **Tenant Subsidies and Resident Services**

## GOALS:

- To assist low-and moderate-income families and individuals in renting quality affordable rental housing.
- To facilitate services and compliance to ensure participants attain success in all of the FCRHA's programs.



## County-wide Vision Elements that Apply

-  Maintaining Healthy Economies
-  Connecting People & Places
-  Creating a Culture of Engagement
-  Corporate Stewardship


## TRENDS

- There are 3,936 Housing Choice Vouchers (HCV) authorized by HUD, with 41 Mainstream Housing Choice Vouchers and 25 Veterans Affairs Supportive Housing (VASH) vouchers to be added effective March 1, 2020. In FY 2018, the FCRHA's entire Public Housing portfolio had converted to Section 8 subsidies under the HUD RAD Program and the units are considered RAD-PBV. In FY 2019 for the HCV and RAD-PBV Programs combined, 12,809 persons were housed. The average income served in these programs was \$18,577, or approximately 19% of the Area Median Income (AMI) for a family of two. (HCD)
- During FY 2019, Tenant-Based Rental Assistance (TBRA) was provided to 40 families serving 118 beneficiaries using HOME Investment Partnerships Program (HOME) funds. At the end of FY 2019 there were 68 families receiving assistance through the State Rental Assistance Program (SRAP), a state-funded program through which participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units. (HCD)
- In FY 2020, the FCRHA was awarded 25 additional VASH vouchers, housing vouchers for veterans who are homeless, bringing its total to 133. HCD will also be administering an allotment of 96 housing vouchers awarded by HUD during FY 2019 and FY 2020 through its Section 811 Mainstream Housing Choice Voucher Program, which provides assistance to non-elderly persons with disabilities, who are transitioning out of institutional or other separated settings; at serious risk of institutionalization; homeless; or at risk of becoming homeless. HCD applied for 50 additional Family Unification Program (FUP) vouchers on behalf of the FCRHA. FUP Vouchers can serve families that the Public Child Welfare Agency (PCWA) has certified as a family for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, to out-of-home care and the Public Housing Authority has determined is eligible for a Housing Choice Voucher. FUP Vouchers also serve youth that the PCWA has certified to be at least 18 years old and not more than 24 years old, and who has left foster care or will leave foster care within 90 days, and is homeless. (HCD)
- As of June 30, 2019, a total of 611 households had leased up under the Bridging Affordability Program since 2011, and 85 percent of the households have exited the program and moved on to permanent housing. The average income served in the program is \$21,492, or approximately 20 percent of AMI for a family of three. As part of the Communitywide Housing Strategic Plan, HCD and other County partners, including the Office to Prevent and End Homelessness, will work collaboratively to ensure the Bridging Affordability program is serving those with the greatest need. (HCD)
- It is estimated that over one-third of the households served in the County's housing programs include a person with a disability. (HCD)
- The FCRHA owns and/or operates 3,056 units of multifamily housing and 799 units/beds of specialized housing, including active senior units, mobile home pads, residential studios, and assisted living, group home and homeless shelter beds.

**STRATEGY: Tenant Subsidies and Resident Services**



SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
3.1	<b>HOMELESSNESS</b>  <b>SPECIAL NEEDS</b>  <b>WORKING FAMILIES</b>		<p>Housing Choice Voucher (HCV) Program and Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) Program: Participants receive financial assistance to rent privately-owned and FCRHA-owned housing units. HCD administers the federally-funded HCV rental subsidy program for Fairfax County, and for the Cities of Falls Church and Fairfax, and the Towns of Herndon, Vienna and Clifton. HCD also administers the federally-funded Project Based Voucher program for the FCRHA-owned RAD-PBV units. Federal funds pay the difference between the fair market rent and the amount the tenant can pay based upon the tenant's income. There are 1,060 FCRHA units in the RAD-PBV program plus an additional 108 RAD-PBVs at Creekside Village. There are also an additional 3,936 vouchers authorized by HUD for a total of 5,104 federally-subsidized units. (Excluded from this total are 41 Mainstream Housing Choice Vouchers and 25 VASH vouchers that will be effective March 1, 2020.) See also Lines 3.2, and 3.10.</p>	<p>The following are the anticipated FY 2021 performance metrics for the Housing Choice Voucher and RAD-PBV programs:  HCV and RAD-PBV funding utilization rate: 98%  RAD-PBV Occupancy Rate: 95%  Average income served as percentage of AMI: 25% and below</p> <p>In FY 2021, the FCRHA will continue to use the waiting list preference for families referred from the Fairfax County Office to Prevent and End Homelessness (OPEH) and the County's Bridging Affordability Program. The FCRHA will also continuously monitor the needs of Housing Blueprint targeted populations to determine if a Project Based Voucher competition in FY 2021 would be beneficial. The FCRHA will also be assessing the effectiveness of utilizing a random selection system for the HCV waitlist based upon the results of the re-opening of the list in January of 2019.</p>
3.2	<b>HOMELESSNESS</b>		<p>Veterans Affairs Supportive Housing (VASH) Program: The U.S. Department of Veterans Affairs awarded the FCRHA VASH housing vouchers for homeless veterans. The FCRHA will conduct income certifications; case management is provided by Veterans Affairs.</p>	<p>Ongoing. HCD will continue to work with Veterans Affairs in processing VA referrals to ensure that the FCRHA is at full utilization. In FY 2020, the FCRHA was awarded an additional 25 VASH vouchers, bringing the total to 130 tenant based VASH vouchers allocated to Fairfax County and three (3) project based.</p>

**STRATEGY: Tenant Subsidies and Resident Services**



SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
3.3	<b>HOMELESSNESS</b> <b>SPECIAL NEEDS</b> <b>WORKING FAMILIES</b>		<p>HCD PROGRESS Center: The PROGRESS Center plays a significant role in promoting economic growth and self-sufficiency among FCRHA program participants. The PROGRESS Center facilitates self-sufficiency partnerships with a variety of organizations such as SkillSource and YouthBuild. Particular emphasis is placed on facilitating employment and training opportunities to FCRHA residents under Section 3 requirements.</p> <p>The PROGRESS Center will focus on intervention to address crises, collaboration with sister human service agencies to coordinate services and provide residents facing eviction with "second chance" opportunities to resolve their issues. The PROGRESS Center will also have a significant role in promoting economic growth and self-sufficiency among FCRHA program participants. It is anticipated that the PROGRESS Center will expand its focus to assist with implementing mitigation strategies to help Housing Choice Voucher participants address changes in their rent.</p>	<p>The PROGRESS Center will assist FCRHA contractors in meeting their obligations under Section 3 to provide employment and training opportunities to FCRHA residents, and will administer all required reporting to HUD. The PROGRESS Center will also play an important role in the Housing Continuum through its work in facilitating self-sufficiency services for residents.</p> <p>In FY 2021, the HCD PROGRESS Center will continue to address the needs of FCRHA program participants through its three self-sufficiency programs: Service Coordination, FSS and Section 3. It is anticipated that the PROGRESS Center will achieve the following performance metrics:</p> <ul style="list-style-type: none"> <li>• <b>Section 3:</b> Approximately 20 individuals will complete the HCD/Britepaths trades pre-apprenticeship program; Approximately 75 individuals will be referred and screened for workforce training eligibility.</li> <li>• <b>Family Self-Sufficiency Program (FSS):</b> FSS will have a capacity to serve 125 participants from RAD-PBV and Housing Choice Voucher Programs and will promote linkage to homeownership. A total of 12 FSS information sessions will be conducted in the community; Approximately 15 families will be enrolled in FSS; Approximately 4 participating households will be eligible for graduation.</li> <li>• <b>Crisis Intervention/Service Coordination:</b> Approximately 10 new cases will be referred; approximately 42 cases will receive ongoing services; approximately 8 cases will be closed.</li> </ul>





**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	Description of Current Projects	Anticipated Outcomes in FY 2021
				The PROGRESS Center will continue to play a critical role in the ongoing implementation of the FCRHA THRIVE Initiative and Moving to Work program. See also Line 3.4.
3.4	<b>HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE</b>		<p><b>Moving to Work/Continuing Implementation of THRIVE:</b> The FCRHA has received designation as a Moving to Work agency, which will facilitate the full implementation of the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative. The MTW designation will allow the FCRHA to:</p> <ul style="list-style-type: none"> <li>• Create a <b>housing continuum</b> that seamlessly joins together the County's housing programs – including RAD-PBV and Housing Choice Vouchers - and establishes goals to help residents move toward self-sufficiency.</li> <li>• Expand its already <b>strong community partnerships</b> with non-profit organizations to provide self-sufficiency services ranging from "ready-to-rent" training, to job readiness, through homebuyer education and beyond.</li> <li>• <b>Reduce the burden</b> both on staff and residents related to such things as re-certifications and inspections, which will allow staff to focus more on <u>people – not paperwork</u>.</li> </ul>	In FY 2021, the FCRHA will continue its work to implement a variety of aspects of the THRIVE initiative, as called for in its Moving to Work plan. Among the steps to be taken are to continue to implement several changes to how rent is calculated for participants; continued implementation of changes to FSS; as well as new activities potentially to be approved by HUD in FY 2021 such as, a zoned-based Fairfax County Payment Standard, a FCRP FSS program, and use of single fund flexibility to assist with residents with hoarding. Further, HCD will implement several mitigation strategies to help residents address changes to their rent, including employment services and case management. See also Lines 1.2, 1.3, 2.1, 3.1, 3.3, and 3.5.
3.5	<b>HOMELESSNESS SPECIAL NEEDS</b>		<b>Bridging Affordability Program:</b> HCD will continue to administer the Bridging Affordability program. Bridging Affordability funds are provided to non-profits via a competitive process to provide rental subsidies and acquire units to serve homeless individuals and families, victims of domestic violence, and individuals with physical and/or sensory disabilities.	<b>Ongoing.</b> It is anticipated that the Bridging Affordability program will continue to serve homeless individuals and families and the county's special needs populations, including victims of domestic violence and individuals with physical and/or sensory disabilities. A total of approximately 7 new households are expected to be served based on the funding remaining under the current contract through November 30, 2020. A new contract is expected to begin on December 1, 2020 with the anticipation of serving 80 new households. See Lines 1.2, 1.4, and 3.1.


**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
3.6	<b>HOMELESSNESS SPECIAL NEEDS</b>		<b>Tenant Based Rental Assistance Program:</b> Use federal HOME-funded vouchers to serve homeless populations and persons with special needs.	<b>Non-Elderly Disabled:</b> It is anticipated that approximately 3 non-elderly disabled households will be served with TBRA voucher turnover.
3.7	<b>HOMELESSNESS SPECIAL NEEDS</b>		<b>Emergency Solutions Grants:</b> Partial support of prevention and rapid re-housing activities for homeless individuals and families.	Emergency Solutions Grants (ESG) will continue to support homelessness prevention and rapid re-housing activities in FY 2021 and the general management, oversight and coordination of ESG-funded programs. ESG is administered by the Fairfax County Office to Prevent and End Homelessness.
3.8	<b>HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES</b>		<b>Serving Households with Disabilities:</b> A portion of annual admissions to the Housing Choice Voucher program and RAD FCRP come from a special preference admissions pool that are referred through the Fairfax-Falls Church Community Services Board (CSB) or non-profit organizations.	<b>Ongoing.</b> Staff will continue to work with CSB and other partners to coordinate delivery of services to persons with disabilities. Critical link to homelessness goal in Housing Blueprint. In addition to the preferences in the FCRHA's federal programs, it is anticipated that approximately 12 new households with disabilities will be served with Bridging Affordability. In addition, as part of Moving to Work, the Bridging Affordability program serves as a gateway into the FCRHA Housing Continuum and will continue to operate in FY 2021. The FCRHA will continue to explore opportunities to convert additional RAD FCRP and FCRP units to accessibility. See also Lines 1.4 and 3.1.

**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
3.9	<b>HOMELESSNESS</b>		<b>Ten-Year Plan to Prevent and End Homelessness:</b> Identify opportunities to provide specialized rental housing consistent with homelessness plan.	In FY 2021 it is anticipated that the FCRHA will use existing resources to achieve the following: Tenant Based Rental Assistance turnover (federal): 3 Housing Choice Voucher turnover – Homeless Preference (federal): 30 Bridging Affordability program: 50 new households Continuum of Care – turnover (federal): 60 households; new (federal): 1 household  The Bridging Affordability program will continue to focus on homelessness and people with disabilities in FY 2021. See also Lines 1.2, 3.1, and 3.5.
3.10	<b>HOMELESSNESS</b>		<b>Family Unification Efforts:</b> Use special Family Unification Program (FUP) vouchers for families that, due to inadequate housing, would 1) have the family's children placed in out-of-home care; or 2) have the discharge of children from out-of-home care delayed. See also Line 3.1.	<b>Ongoing.</b> Continue to keep the lines of communication open with the FCRHA's partners at the Fairfax County Department of Family Services (DFS) to ensure that families are issued FUP vouchers to allow these families to find adequate housing in order to keep families from being separated or to bring families together. There are currently 175 FUP vouchers allocated to Fairfax County.
3.11	<b>SPECIAL NEEDS</b>		<b>Mainstream Housing Choice Vouchers:</b> Apply for vouchers for non-elderly disabled persons, including persons at-risk of institutionalization due to their housing situation or those in institutions wishing to live in their community.	In FY 2021, the FCRHA will continue to utilize the 55 Mainstream Housing Choice Vouchers awarded in FY 2019, in partnership with the Office to Prevent and End Homelessness, ENDependence Center, CSB, and DFS, for non-elderly disabled individuals.

**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	Description of Current Projects	Anticipated Outcomes in FY 2021
3.12	<b>HOMELESSNESS SPECIAL NEEDS</b>		<b>Admissions Policies and Housing Options:</b> Explore increased flexibility in FCRHA admissions policies concerning serving persons with special needs.	In FY 2021, FCRHA staff will continue to explore options for greater flexibility in admissions policies. Staff will continue to work with partners on housing options with wrap-around services for special needs populations. Staff will continue to utilize a waiting list preference that was afforded to homeless families referred from the OPEH and certain families exiting the Bridging Affordability program, a locally funded non-traditional rental assistance program. This preference provides for placement of these families on the Housing Choice Voucher and RAD-PBV waiting lists with a priority as part of the Moving to Work Housing Continuum. In addition, it is anticipated that the FCRHA will be in its fourth year of administering the State Rental Assistance Program (SRAP). SRAP is a state funded rental assistance program designed specifically for persons with intellectual and developmental disabilities and operates in a similar fashion as the Housing Choice Voucher program. Families will be referred from the Department of Behavioral Health and Developmental Services. HCD will also be administering an allotment of 96 Mainstream vouchers awarded by HUD during FY 2019 and FY 2020. HCD will establish a special Mainstream preference that specifically targets non-elderly families with a household member with disabilities who are transitioning out of an institutional or other segregated setting, at risk of institutionalization, homeless, or at risk of homelessness. See also Line 3.13.

**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
3.13	<b>SPECIAL NEEDS</b>		<b>State Rental Assistance Program (SRAP):</b> Participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units. The Virginia Department of Behavioral Health and Developmental Services (DBHDS) in partnership with the FCRHA and HCD administer this state-funded rental subsidy program for Fairfax County, and for the City of Fairfax, and the Towns of Herndon, Vienna and Clifton. SRAP is administered in coordination with disability support services provided through Virginia's Medicaid Waiver programs, and Fairfax-Falls Church Community Services Board.	As part of a recent amendment with DBHDS, the FCRHA is administering an additional 25 housing certificates. This will result in a total of 123 SRAP households being served in FY 2021. In addition, the FCRHA has begun awarding "project-based" SRAP certificates in new construction being supported by the FCRHA through financing and public/private partnerships on its land.

**STRATEGY:**

- **Homeownership and Relocation Services**

**GOALS:**

- To increase affordable homeownership opportunities for residents with low- and moderate-incomes.
- To provide relocation assistance and monitoring to ensure compliance with federally-mandated Uniform Relocation Act and Fairfax County Voluntary Relocation Assistance Guidelines.

**County-wide Vision Elements that Apply**

- Maintaining Safe and Caring Communities
- Building Livable Spaces
- Maintaining Healthy Economies
- Creating a Culture of Engagement

**TRENDS**





- The homeownership rate in Fairfax County is 68.0 %. (US Census Bureau, 2018 American Community Survey 5-Year Estimates)
- In November 2019, 1,073 homes were sold in Fairfax County, an increase of 0.5 percent over the 1,068 homes sold in November 2018. (Fairfax County Economic Indicators, December 2019)
- On average, homes that sold in Fairfax County in November 2019 were on the market for 28 days. This is 7 days fewer than the 35-day average in November 2018. (Fairfax County Economic Indicators, December 2019)

- In November 2019, the average sales price of all homes sold during the month was \$612,363, a 9.2 percent increase from the November 2018 average sales price of \$560,604.
- The average sales price for detached homes sold in November 2019 was \$801,992, a 9.0 percent increase from the November 2018 average sales price of \$735,931.
- The average sales price for attached homes in November 2019 was \$414,395, a 7.0 percent increase over the November 2018 average sales price of \$387,165. (Fairfax County Economic Indicators, December 2018)
- The First-Time Homebuyers Program (FTHB) facilitated purchases by 31 homebuyers in FY 2019, including one Housing Choice Voucher homeowner. (HCD)
- The average sales price of FTHB Program homes sold during FY 2019 was \$153,800, down slightly from the FY 2018 average sales price of \$155,210. This data represents only the FTHB units sold to families with income under 70 percent of AMI. (HCD)
- During FY 2019, HCD staff conducted 35 project relocation reviews for compliance with the federal Uniform Relocation Act (URA) and the Fairfax County Voluntary Relocation Assistance Guidelines. (HCD)



**STRATEGY:**

**Homeownership and Relocation Services:** Provide services and affordable units for purchase through the First-Time Homebuyers (FTHB) Program. Provide technical assistance to developers and tenants to mitigate the effects of displacement.

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
4.1	<b>WORKING FAMILIES WORKFORCE</b>		<b>Homeownership Division and First-Time Homebuyers Program:</b> Provides access to financing and homeownership training for Fairfax County first-time homebuyers purchasing for-sale FTHB units and Workforce Dwelling Units.  <i>Focus on Compliance:</i> Monitors refinancing of FTHB units by owners. Compliance monitoring is undertaken to ensure the FCRHA receives the required equity share contribution to the Housing Trust Fund (HTF).	In FY 2021 it is anticipated that the Fairfax County First-Time Homebuyers Program will facilitate home purchases by 30 first-time homebuyers.
4.2	<b>WORKING FAMILIES WORKFORCE</b>		<b>Housing Choice Voucher Homeownership Program:</b> Provides up to 25 Housing Choice Vouchers (HCV) to move HCV participants to homeownership. The First-Time Homebuyers Program will affirmatively market to households coming out of the Housing Continuum. See Line 3.4.	In FY 2021, it is estimated there will be 15 HCV homeowners on the program. Staff is working with residents requesting RAD vouchers to move in instances where they are eligible to purchase a home with their voucher and continue to market to and serve HCV participants and move them toward homeownership and greater self-sufficiency focusing on families currently in the Family Self-Sufficiency Program.  As the FCRHA prioritizes families leaving homelessness on its HCV Program, it is taking longer for families to prepare for homeownership.
4.3	<b>WORKFORCE</b>		<b>Workforce Housing:</b> Implementation of the County's workforce housing policy in coordination with the Department of Planning and Zoning. The first WDU for-sale units were available in FY 2019.	In FY 2021, it is estimated that 50 new for-sale WDUs will be available for purchase by families with income ranging from 60 percent up to 120 percent of AMI.
4.4	<b>WORKING FAMILIES WORKFORCE</b>		<b>Moderate Income Direct Sales (MIDS) Program:</b> Administration of purchases and re-sales of MIDS units to first-time homebuyers and qualified non-profits. Ongoing program compliance.	See Line 1.3. Approximately 100 MIDS units remain with deed restrictions on the property.
4.5			<b>Language access for homeownership clients</b>	In FY 2021, program brochures will continue to be provided to homeownership clients in a variety of languages. Interpreters are provided upon request at any homeownership class. In addition, HUD-certified Housing Counselors provide homeownership education classes in a variety of languages.

**STRATEGY: Homeownership and Relocation Services**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	Description of Current Projects	Anticipated Outcomes in FY 2021
4.6			<b>Relocation Program:</b> Technical assistance for the development community and citizens on tenant relocation issues.	In FY 2021, staff will continue to provide technical assistance for programs using federal funds under the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (URA) and Section 104(d) of the Housing and Community Development Act of 1974; Fairfax County Voluntary Relocation Guidelines; and the Code of Fairfax County and the Code of Virginia as they pertain to Condominium conversion projects. Relocation of tenants at Murraygate Village began during FY 2019 and will last into FY 2021. Also, the 46 residents at the RAD Robinson Square property were provided relocation information in anticipation that the One University project moves forward. If it moves forward, these residents are anticipated to be relocated at the end of FY 2021 and into FY 2022. Relocation guidance continues to be provided to private developers and that activity has increased over previous years. See also Line 1.1, 1.5, 2.1 and 2.2.
4.7			<b>Compliance Monitoring and Counseling:</b> Aggressive monitoring of ADU purchasers to ensure continued compliance with covenants, particularly with respect to refinancing.	See Line 4.1. HCD estimates the number of refinance requests it will monitor for compliance with FTHB Program covenant restrictions as 50 for FY 2021.



## STRATEGY:

- FCRHA/HCD Program Planning, Development and Management

## GOALS:

- To ensure fulfillment of the FCRHA/HCD mission through administrative functions.
- To set priorities and a strategic vision for the FCRHA/HCD and with the community.
- To manage the day-to-day operations of the FCRHA/HCD.

## County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies






Connecting People & Places

## TRENDS

- In 2018, Fairfax County published Phase I of its Communitywide Housing Strategic Plan. The report indicated that over the course of the following 15 years, the County is expected to add more than 62,000 households, primarily working households. Of those 62,000 households, approximately 15,000 will be households earning less than 60 percent of the Area Median Income (AMI).
- Phase I of the Plan identified 25 short-term strategies that can be implemented without major policy changes or significant sources of new revenue to start the process of creating more housing options for future and current County residents and workers.
- Six of the 25 Phase I strategies were grouped in a category called Modernizing FCRHA/HCD Administration and Processes, and include:
  - Streamline the Housing Blueprint Application Process to Better Align with the LIHTC Application Process
  - Maximize the Potential of FCRHA-Owned Properties
  - Plan for Reinvestment of Savings from the Refinancing and/or Maturing of Debt Service of Wedgewood and Crescent Properties
  - Develop a Plan to Expand Use of FCRHA Bonds
  - Examine the FCRHA's Deep Subsidy Programs to Better Align Resources to Serve Those Most in Need
  - Incorporate the One Fairfax Policy into the FCRHA's Policymaking Process
- Phase II of the Communitywide Housing Strategic Plan – the identification of longer-term strategies for developing new tools, policies, and resources to support the production, preservation and access to housing that is affordable to all who live and work in our community – was presented to the Board of Supervisors in 2019 by its Affordable Housing Resources Panel.
- HCD is implementing the recommendations from the Quadel Report to improve efficiencies within the Department. Recommendations implemented included the hiring of the Director of the Rental Housing Division, and consolidating the property management, property improvement and maintenance, and asset management functions under this Division. Also accomplished was the reorganization of the Policy and Compliance Division to incorporate data analytics and reporting as well as compliance functions.
- The FCRHA continues to examine the opportunities to maximize efficiencies through third-party management of its properties. Given the array of scattered-site units within its rental portfolio, third-party management has led to overall reduction in operational costs, and the FCRHA will continue to analyze the cost/benefit of this approach on a property-by-property basis.

**STRATEGY: FCRHA/HCD Program Planning, Development and Management**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
5.1	<b>HOMELESSNESS</b> <b>SPECIAL NEEDS</b> <b>WORKING FAMILIES</b> <b>WORKFORCE</b>		Communitywide Housing Strategic Plan: HCD and the FCRHA will lead the development and implementation of a communitywide strategic plan for housing, similar to the effort which resulted in the recently-adopted Strategic Plan for the Economic Success of Fairfax County.	In June 2018 (FY 2018), the Board of Supervisors adopted Phase 1, which includes 25 strategies that Fairfax County could take within one to two years and with no new additional public resources to begin to produce and preserve more affordable and workforce housing. Phase 2 of the strategic plan, which focuses on identifying housing resources to meet housing needs over the next 15 years, was completed in coordination with the Board's Affordable Housing Resources Panel and recommendations were included in the Budget Guidance for FY 2020.
5.2	<b>HOMELESSNESS</b> <b>SPECIAL NEEDS</b> <b>WORKING FAMILIES</b> <b>WORKFORCE</b>		Affordable Housing Advisory Committee (AHAC): In 2005, the AHAC was established for the Penny Fund. AHAC has been instrumental in establishing important County housing initiatives such as the Housing Blueprint and the Communitywide Housing Strategic Plan.	As part of its report to the Board of Supervisors, the Affordable Housing Resources Panel recommended that the AHAC be reconstituted and charged with monitoring progress and providing advice on Phase 1 and Phase 2 of the Communitywide Housing Strategic Plan.
5.3	<b>HOMELESSNESS</b> <b>SPECIAL NEEDS</b> <b>WORKING FAMILIES</b> <b>WORKFORCE</b>		Moving to Work/THRIVE/RAD: Continued leadership of critical reinvention of the FCRHA programs under Moving to Work and the HUD Rental Assistance Demonstration.	Ongoing.

**STRATEGY: FCRHA/HCD Program Planning, Development and Management**

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
5.4			Grants Compliance; CDBG and HOME Strategies: Continuing evaluation of use of federal CDBG and HOME funds to maximize effectiveness of investments in programs and activities. Monitoring of activities and outcomes of FCRHA grantees, including funds granted via the Consolidated Community Funding Pool process.	Ongoing. Staff will continue providing technical assistance and monitoring CDBG and HOME activities for program compliance and outcomes.
5.5	<b>HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES</b>		Consolidated Community Funding Pool: Management of CCFP and staffing the Consolidated Community Funding Advisory Committee.	Ongoing.

**STRATEGY:****FCRHA/HCD Program Planning, Development and Management****County-wide Vision  
Elements that Apply**Maintaining Safe and  
Caring Communities

Building Livable Spaces

Maintaining Healthy  
EconomiesConnecting People &  
Places

SP Line	Description of Current Projects
5.6	<b>Multi-lingual access:</b> Improve language access across agency programs via phone, internet and kiosk.
5.7	<b>Public Participation:</b> FCRHA will ensure a coherent public participation process that is reflective of the One Fairfax Policy and promotes public ownership of its policies and practices.
5.8	<b>Supervisor Town Meetings:</b> FCRHA Commissioner attendance at Supervisor Town Meetings. HCD attendance upon request.
5.9	<b>Social Media strategy:</b> FCRHA will advance its use of video and graphics to expand the reach and followership of its existing social media platform. Staff will look at additional social media platforms—considering target audience and messaging needs—to determine what would be required to facilitate a successful launch and sustainable engagement on new platforms.
5.10	<b>Strategic Communications:</b> With the guidance and assistance of the County's Office of Public Affairs, HCD will use a variety of creative techniques to market, promote, announce and celebrate FCRHA projects and programs. Information will be shared through traditional media, social media, and the agency newsletter (E-fordable.org) to inform the public about affordable housing issues and initiatives in Fairfax County. See also Line 5.20.
5.11	<b>Reporting on use of County funds:</b> HCD will continue to account for and provide information about the status of County investments in affordable housing.
5.12	<b>Non-profit information sharing and partnerships:</b> HCD will continue to inform its non-profit partners regarding important HCD initiatives as well as updates regarding changes to housing programs that may impact their clients. Continue to promote partnerships with non-profit and community-based organizations; provide education/outreach on the work of the FCRHA and affordable housing in general. The THRIVE Advisory Committee, comprised of community stakeholders, will meet throughout FY 2021 to provide advice to the FCRHA related to housing policy issues, Moving to Work, and issues related to THRIVE.

## STRATEGY:

### FCRHA/HCD Program Planning, Development and Management

#### County-wide Vision Elements that Apply

-  Maintaining Safe and Caring Communities
-  Building Livable Spaces
-  Maintaining Healthy Economies
-  Connecting People & Places

SP Line	Description of Current Projects
5.13	<p><b>Reserve for housing emergencies and opportunities:</b> HCD continues to keep a small reserve for emergency maintenance work in the Housing Trust Fund. Staff will continue to identify opportunities to increase this reserve, as needed.</p> <p>A HUD-required reserve for RAD-PBV capital needs is being maintained. A capital reserve is still needed for all Fairfax County Rental Program Fund properties and this will be created once the properties break even and can generate positive cash flow to sustain a capital reserve.</p>
5.14	<p><b>Project Selection and Leveraging:</b> Undertake projects that have been thoroughly analyzed, display a well-defined need and demonstrate reasonable risk. Undertake projects that will maximize leverage and encourage public-private partnerships.</p>
5.15	<p><b>Maximizing Organizational Effectiveness:</b> HCD will continue assessing the existing organizational structure to determine ways to maximize efficiency, leverage skills, expertise and experience, and reflect the FCRHA strategic plan, HCD vision, and the Housing Blueprint.</p>
5.16	<p><b>Human Capital Development:</b> HCD strives to further career development and professionalism among its employees and will continue to promote development, recognition, mentoring and policies related to promotional opportunities. HCD will continue its focus on recruiting, growing and retaining staff talent.</p> <p>As part of HCD's Succession Planning effort, HCD will continue to participate actively in the County's formal mentorship program encouraging staff members to participate as either mentors or protégés. Additionally, HCD will send supervisors to Fairfax County's new 5-day Employee Relations Supervisory Training course and other Fairfax County leadership curriculum. To encourage professional growth and expertise within the housing industry, HCD will encourage attendance at conferences, including MTW, Yardi, Affordable Housing Management Association (AHMA) and the Virginia Governor's Housing Conference, within budgetary constraints.</p>

**STRATEGY:****FCRHA/HCD Program Planning, Development and Management****County-wide Vision  
Elements that Apply**

Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies



Connecting People &amp; Places

SP Line	Description of Current Projects
	<p>HCD will continue to provide job-related training to staff, within funding constraints. This training may include:</p> <ul style="list-style-type: none"> <li>• LIHTC compliance - basic, intermediate and advanced</li> <li>• MTW</li> <li>• HCV Certification</li> <li>• Housing Quality Standards (HQS)</li> <li>• Specialized maintenance training</li> <li>• Trauma Informed Care Curriculum</li> <li>• Fair Housing</li> <li>• Other training topics as needed</li> </ul> <p>HCD will continue to encourage participation in the George Mason University fellow graduate program, as well as NOVA-Partners Program, the COG Institute for Regional Excellence Certified Public Manager Certification, Virginia Local Government Management Certificate Program and Leadership Fairfax.</p>
5.17	<b>Administrative Systems and GIS:</b> Explore options to improve the interface between Yardi and FOCUS. Continue to upgrade or replace current systems to increase administrative efficiency. Utilize GIS in programs and data analysis. Ensure staff attend County software trainings in order to maximize their use of corporate software systems.
5.18	<b>Internal Process Reviews:</b> HCD/FCRHA will continually assess procedures to ensure a series of decision points before major projects are undertaken.
5.19	<b>Fiscal Strength and Stability:</b> HCD/FCRHA will explore opportunities to sustain the FCRHA's real estate stock, maximize revenues from assets and retain a strong and stable financial position.



**STRATEGY:****FCRHA/HCD Program Planning, Development and Management****County-wide Vision  
Elements that Apply**

-  Maintaining Safe and Caring Communities
-  Building Livable Spaces
-  Maintaining Healthy Economies
-  Connecting People & Places

SP Line	Description of Current Projects	
5.20	<b>Staff Communications:</b> Implement the transition of Housing's FairfaxNET content to SharePoint 365 in conjunction with the Department of Information Technology schedule. Begin the development of an internal department site on SharePoint – transitioning from the current Housing Network News (HNN) platform. Primary areas of focus for the coming year will be addressing administrative departmental functions (communications, human resources, finance, information technology, emergency/risk management).	
5.21	<b>Media Relations/Public Affairs:</b> Continue realignment of FCRHA strategic communications in partnership with the County's Office of Public Affairs. Continue same-day response to all media calls, with an attempt to respond to most calls within one hour of receipt of message. See also Line 5.9.	
5.22	<b>FCRHA Information Items:</b> Continue to provide information items on FCRHA agendas on a regular basis to inform FCRHA members of staff activities and transactions.	
5.23	<b>Messages from the Director:</b> Send out "Messages from the Director" via e-mail to keep Commissioners informed between meetings.	
5.24	<b>FCRHA Meetings with other Boards, Authorities, and Commissions:</b> Joint meetings between the FCRHA and Planning Commission, Human Services Council, CCFAC, Resident Advisory Council, Economic Advisory Commission, CSB, DSB, and the Long-Term Care Coordinating Council as needed.	
5.25	<b>Board of Supervisors:</b> Briefing to Board of Supervisors at Board Health, Housing and Human Services Committee Meetings as needed.	

## FY 2021 HCD/FCRHA Advertised Budget

Fund #	Fund	Advertised Revenues	Advertised Expenditures
001	General Fund <sup>1</sup>	\$ 25,950,646	\$ 25,950,646
30300	Affordable Housing Development and Investment	\$ 45,741,000	\$ 45,741,000
30310	Housing Assistance Program - closed 6-30-20	\$ -	\$ -
40300	Housing Trust Fund	\$ 3,661,782	\$ 3,661,782
40330	Elderly Housing Program	\$ 3,210,227	\$ 3,138,121
40360	Homeowner/Business Loan Program - closed 6-30-20	\$ -	\$ -
50800	CDBG	\$ 5,609,339	\$ 5,609,339
50810	HOME	\$ 1,940,695	\$ 1,940,695
81000	FCRHA General Operating	\$ 3,586,038	\$ 3,343,600
81050	FCRHA Private Financing - closed 6-30-20	\$ -	\$ -
81060	FCRHA Internal Service Fund	\$ 4,054,083	\$ 4,054,083
81100	FCRP	\$ 2,999,805	\$ 3,912,239
81200	Housing Partnerships	\$ 1,655,270	\$ 1,655,270
81300	RAD-PBV	\$ 7,739,132	\$ 8,960,601
81500	Housing Grants	\$ 1,919,721	\$ 1,892,352
81510	Section 8/HCV	\$ 71,957,347	\$ 71,649,153
	Subtotal	\$ 180,025,085	\$ 181,508,881
	Less Internal Service Fund (ISF)	\$ 4,054,083	\$ 4,054,083
	Total Advertised Budget Less ISF (All Housing Funds)	\$ 175,971,002	\$ 177,454,798

<sup>1</sup> General Fund includes the combined funding of HCD and OPEH as proposed by the County Executive. Of the amount reflected, OPEH accounts for \$17,947,819 of the General Fund Advertised Budget.

FY 2021 FCRHA Strategic Plan

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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 and April 30, 2007

FY 2021 One-Year Action Plan



**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 nonEnglish 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

#### FY 2021 One-Year Action Plan

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 DHCD.

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 DHCD

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 DHCD, 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

FY 2021 One-Year Action Plan

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 DHCD at 246-5170 or 711 TTY.

### ***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 communitybased 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 communitybased 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:

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- 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.

## **AP-05 Continuation Sheet**

Page 1

### **5. Summary of Public Comments Received on November 12, 2019**

**Michael Mahrer, Literacy Council of Northern Virginia, Falls Church, VA (Presented and submitted written testimony)**

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- Demographic focus is residents that make up 20% of Fairfax County who understand little or no English.
- Issues identified include the strong connection between English proficiency and poverty; the impact of an adult's lack of language and literacy skills on his or her family; and the studies that have concluded that programs designed to boost academic achievement in children also help the adults in their lives.
- There are very few places in Fairfax County that offer beginning level English at an affordable rate.
- **Needs: 1) increase affordable language and literacy learning opportunities and 2) beginner class offerings for extremely limited-English speaking adults.**

**McMillon, Member, Fairfax County Community Action Advisory Board (CAAB) (Presented and submitted written testimony)**

- Attended recent town hall meeting sponsored by Delegate Ibraheem Samirah on addressing affordable housing inequities.
- Hourly workers, who are employed at businesses in the county, cannot afford to live within the county on 30% of their income.
- Groups such as Morgan Properties, who are working on the Mt. Vernon Square project, are helping low to moderate income residents.
- **Needs: 1) more investment is needed in state/local subsidy programs and 2) discuss how to make housing affordable to service workers in a metropolitan area where housing is increasingly unaffordable.**

**Barbara Milleville, National Capital Citizens with Low Vision (Presented and submitted written testimony)**

- According to the 2000 US Census, there are 36,000 Fairfax County residents who have low vision or are legally blind.
- Many in the low vision community choose to relocate to Fairfax County to take advantage of the employment opportunities.
- Affordable housing options are limited for this vulnerable population.
- **Needs: 1) include the cost of live-in aids as impairment related expenses and not as income on applications to determine housing eligibility for Fairfax County housing programs; 2) exclude savings accounts that have funds allotted for impairment items from being included as income; 3) adjust AMI for applicants that need to live in a more walkable community; 4) adjust how retirement income is calculated for housing applications; and 5) consider modifying the First Time**

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AP-05 Continuation Sheet

Page 2

- **Homebuyer Application form to include applicants with a visual disability and accept home requests that meet the specific needs.**

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**Jerry Poje, Member, Unitarian Universalist Congregation of Fairfax (Presented and submitted written testimony)**

- Representing the Unitarian Universalist Congregation in partnership with four nearby faith communities.
- Deficit of over 30,000 affordable rental units and the coming need of 15,000 new units to support those living below 60% AMI, calculating to approximately 5,100 new units in each magisterial district.
- **Needs: 1) build awareness and support the YIMBY (Yes in My Back Yard) movement in each district across the county; 2) increase to two pennies for affordable housing to result in a larger investment to reach the 5,000 new unit goal; 3) include affordable housing in the County's state legislative package and budget recommendation; and 4) create a new county joint committee to plan for affordable housing in CIP and bonds.**

**Mary Paden, Couth County Task Force for Human Services (Submitted written testimony) •**

Submitted report titled *Identifying Housing & Human Services Needs Across Fairfax County hosted by the Consolidated Community Funding Advisory Committee.*

- Summary of a community meeting held September 26 at Bethlehem Baptist Church in Gum Springs at which about 100 members of the Gum Springs and Hybla Valley community spent about 90 minutes brainstorming what they wanted for their community in the areas of:
  - Housing
  - Transportation
  - Schools/ job training
  - Jobs (what type?)
  - Safety / crime / drugs
  - Recreation/ parks/ culture programs
  - Access to health care and healthy food
  - Shops/retail/ offices/ restaurants/local businesses
  - Value of community vs. individual gains
- Small group discussions were led by facilitators and captured by recorders to get direct input from this community as to their needs and desires for the future for an area on the border of a large proposed development zone.
- A report was submitted from an earlier meeting April 30, 2019 (Hybla Valley Gum Springs Listening Session) organized by the Northern Virginia Affordable Housing Alliance and other local groups at Bethlehem Baptist Church that focused on community assets and challenges.

**AP-05 Continuation Sheet**

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**Donald Brown, (Submitted written testimony)**

- Wants Fairfax County to get rid of the zoning and safety requirements for housing so that affordable housing can be supplied by the private sector.

**Summary of Public Comments Received During the Public Comment Period and at the Public Hearing on March 24, 2021**

There were no public comments presented at the public hearing held by the Board on March 24, 2020.

The following comments were received on the county website in response to notices of the public comment period, which began on January 20, 2020 and ended at the close of the public hearing on March 24, 2020:

- There are needs for (a) more mixed use and new affordable housing along the Route 1 corridor and (b) solutions for the increase in traffic along the Route 1 corridor, which is dangerous for pedestrians
- Support for a higher than “.1 cent” increase for affordable housing. The increase should be at least a 2 cent. Housing and disability services should be top priorities.
- RHA owned rental properties need to be updated and modernized and should include on-site community centers.

ONE FAIRFAX POLICY – November 21, 2017

**I. PURPOSE**

Fairfax County embraces its growing diverse population and recognizes it as a tremendous asset but also knows that racial and social inequities still exist. This policy defines expectations for consideration of racial and social equity, and in particular, meaningful community involvement when planning, developing, and implementing policies, practices, and initiatives. It provides a framework to advance equity in alignment with our stated visions and priorities. This policy informs all other policies and applies to all publicly delivered services in Fairfax County Government and Fairfax County Public Schools.

**II. SUMMARY OF CHANGES SINCE LAST PUBLICATION**

This is a new policy.

**III. DEFINITIONS**

**Equity:** The commitment to promote fairness and justice in the formation of public policy that results in all residents – regardless of age, race, color, sex, sexual orientation, gender identity, religion, national origin, marital status, disability, socio-economic status or neighborhood of residence or other characteristics – having opportunity to fully participate in the region’s economic vitality, contribute to its readiness for the future, and connect to its assets and resources.

**Equity Tools:** Information and processes used to identify who is affected by a decision, policy, or practice; how they are affected; and to guide recommendations to encourage positive impacts and/or mitigate negative impacts.

**Publicly delivered:** The services provided by government or public schools either directly (through the public sector) or through financing the provision of services.

**Race:** A socially constructed category of identification based on physical characteristics, ancestry, historical affiliation, or shared culture.

**Racial Equity:** The absence of institutional and structural barriers experienced by people, based on race or color that impede opportunities and results.

**Social Equity:** The absence of institutional and structural barriers experienced by people, based on other societal factors such as age, sex, sexual orientation, gender identity, religion, national origin, marital status, disability, socio-economic status, neighborhood of residence, that impede opportunities and results.

#### **IV. AREAS OF FOCUS TO PROMOTE EQUITY**

Helping people reach their highest level of personal achievement is vital to our county's successful ability to compete in the global economy. Linking our residents and families to opportunities including education, workforce development, employment, and affordable housing helps ensure lifelong learning, better health, resilience, and economic success. The systems, structures, and settings in which our residents and families live, work, play, and learn, create an equitable community and are, in part, a product of policy and resourcing decisions.

Fairfax County Government and Fairfax County Public Schools, working in conjunction with higher education, business, nonprofit, faith, philanthropy, civic and other sectors, will give particular consideration to these initial areas recognizing that additional areas of focus may emerge based on changing factors and that assessment and prioritization are necessary to guide and inform collective actions to support a thriving community and promote equity with a goal of achieving the following:

1. Community and economic development policies and programs that promote wealth creation and ensure fair access for all people.
2. Housing policies that encourage all who want to live in Fairfax to be able to do so, and the provision of a full spectrum of housing opportunities across the county, most notably those in mixed-use areas that are accessible to multiple modes of transport.
3. Workforce development pathways that provide all residents with opportunity to develop knowledge and skills to participate in a diverse economy and earn sufficient income to support themselves and their families.
4. An early childhood education system that ensures all children enter kindergarten at their optimal developmental level with equitable opportunity for success.
5. Education that promotes a responsive, caring, and inclusive culture where all feel valued, supported, and hopeful, and that every child is reached, challenged, and prepared for success in school and life.
6. Community and public safety that includes services such as fire, emergency medical services, police, health, emergency management and code enforcement that are responsive to all residents so that everyone feels safe to live, work, learn, and play in any neighborhood of Fairfax County.
7. A criminal justice system that provides equitable access and fair treatment for all people.
8. Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors, and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood.
9. A vibrant food system where healthy, accessible, and affordable food is valued as a basic human necessity.
10. A health and human services system where opportunities exist for all individuals and families to be safe, be healthy and realize their potential through the provision of accessible, high quality, affordable and culturally appropriate services.
11. A quality built and natural environment that accommodates anticipated growth and change in an economically, socially, and environmentally sustainable and equitable manner that includes mixes of land use that protects existing stable neighborhoods and green spaces, supports sustainability, supports a high quality of life, and promotes employment opportunities, housing, amenities and services for all people.

12. A healthy and quality environment to live and work in that acknowledges the need to breathe clean air, to drink clean water now and for future generations.
13. A parks and recreation system that is equitable and inclusive by providing quality facilities, programs, and services to all communities; balancing the distribution of parks, programs and facilities; and providing accessible and affordable facilities and programs.
14. A multi-modal transportation system that supports the economic growth, health, congestion mitigation, and prosperity goals of Fairfax County and provides accessible mobility solutions that are based on the principles associated with sustainability, diversity, and community health.
15. Digital access and literacy for all residents.
16. Intentional, focused recruitment efforts that bolster a diverse applicant pool; hiring and evaluation practices, and processes for employee feedback, to achieve and preserve a culture of equity and fairness for all employees.
17. Policies that prohibit all forms of discrimination under Federal and State law in county and school system activities, and ensure that all practices provide fair treatment for all employees, contractors, clients, community partners, residents, and other sectors who interact with Fairfax County including higher education, business, nonprofit, faith, philanthropy, and civic.

## **PROCESS**

To achieve equity and advance opportunity for all, Fairfax County Government and Fairfax County Public Schools will work in partnership with others and utilize the influence of each respective institution to leverage and expand opportunity. Organizational capacity in the following areas will enable the development, implementation, and evaluation of policies, programs, and practices that advance equity:

### **a. Community Engagement**

To foster civil discourse and dialogue, community engagement shall ensure that the breadth of interests, ideas, and values of all people are heard and considered. Outreach and public participation processes will be inclusive of diverse races, cultures, ages, and other social statuses. Effective listening, transparency, flexibility, and adaptability will be utilized to overcome barriers (geography, language, time, design, etc.) that prevent or limit participation in public processes. Fairfax County Government and Fairfax County Public Schools will engage with sectors such as higher education, business, nonprofit, faith, philanthropy, civic and others to collectively address barriers to opportunity.

### **b. Training and Capacity Building**

Training will be designed for individual and collective learning with an emphasis on building competencies and skills to implement strategies that promote racial and social equity in employees' daily work. Foundational training will include, but will not be limited to: an understanding of implicit bias; institutional and structural racism; and the use of equity tools. Additional training for role and business area specific training will also be provided.

### **c. Applying Equity Tools**

Consideration will be given to whole community benefits and burdens, identifying strategies to mitigate negative impacts, and promoting success for all people in planning and decision making.

Equity tools such as structured questions, equity impact analyses, disparity studies, etc. will be used to ensure that equity is considered intentionally in decision-making and the One Fairfax policy is operationalized.

**d. Racial and Social Equity Action Planning**

All organizations and departments within Fairfax County Government and Fairfax County Public Schools will conduct analysis, devise plans, set goals, and take actions through specific practices, policies, and initiatives within their purview.

**e. Accountability Framework**

Fairfax County Government and Fairfax County Public Schools will incorporate data and publish performance measures that can be analyzed, quantified, and disaggregated to evaluate the extent to which our systems are achieving goals identified through the racial and social equity action planning.

**VI. ROLES**

Fairfax County Government and Fairfax County Public Schools will designate and support staff members to lead the implementation of the One Fairfax policy. These staff members will work in conjunction with:

- The Board of Supervisors, School Board, and One Fairfax Executive Leadership Team to provide strategic, collective leadership in support of the equity-informed planning and decision-making processes prescribed by this policy and the development and pursuit of identified equity goals; and
- A multi-department, cross-systems equity staff team to facilitate coordination of racial and social equity action planning, collective action, and shared accountability across and within county and schools organizations.
- Boards, Commissions, Authorities and Advisory Committees to promote stakeholder engagement and input in support of equity informed planning and decision making.

**Related policies and regulations:**

Fairfax County Public Schools Policy 1450 – Nondiscrimination

Fairfax County Government Procedural Memorandum 39-06 – Harassment

Fairfax County Government Procedural Memorandum 39-04 – Reasonable Accommodation in Employment

Fairfax County Government Procedural Memorandum 39-05 – Reasonable Accommodation of Services and Devices

Fairfax County Government Procedural Memorandum 02-08 – Language Access Policy

The Code of Fairfax County, Virginia – Chapter 11 – Human Rights Ordinance

AP-15

Introduction (Continuation Sheet)  
**Contingency Instructions**

**Federal Funding Allocations for FY 2021**

The recommended allocations of FY 2021 CDBG, ESG and HOME funding (Federal Funding) and for program income earned from prior uses of Federal Funding (Program Income) were based on estimates. If there is greater than a 10 percent difference between the estimated and actual CDBG, ESG and/or HOME funding awarded for FY 2021, the County's Board of Supervisors reserves the right to reconsider the proposed funding allocations. If there is no more than a 10 percent (10%) difference between the estimated and the actual funding awarded, Fairfax County will utilize the following contingency provision governing the use of the Federal Funds:

**CDBG**

- A. If the actual CDBG funding amount is lower than the estimated funding, all CDBG-funded activities are to be proportionally decreased from the estimated funding levels to match the actual CDBG award amount, with the following exceptions:
- The Section 108 Loan Payment will remain as represented in the plan.
  - General Administration, Planning, Fair Housing, and Homeownership Administration are to be capped at 20 percent (20 %) of the CDBG award based on HUD limits. Total allocation for these four activities will not exceed 20 % of the actual CDBG award.
  - The Targeted Public Services (CCFP TPS) allocation is to be capped at 15 percent (15%) of the CDBG award based on HUD limits. The allocation to the Targeted Public Services will be 15% of the actual CDBG award.
  - Funding allocations for Section 108 Loan, General Administration, Planning, Fair Housing, Homeownership Administration and CCFP TPS are to be made prior to any other proportional adjustments to the remaining CDBG-funded activities.
- B. If the actual CDBG funding amount is greater than the estimated funding, all CDBG-funded activities are to be funded as represented in the plan, with the following exceptions:
- The CCFP TPS allocation is to be increased to an amount that is 15% of the actual CDBG award.
  - The unallocated balance of the CDBG funding available as a result of the funding increase is to be allocated to the NOFA/RFP.

FY 2021 One-Year Action Plan



## **HOME**

- A. If the actual HOME funding amount is lower than the estimated funding, all HOME-funded activities are to be proportionally decreased from the estimated funding levels to match the actual HOME award amount, with the following exceptions:
- HOME Administration and Fair Housing are to be capped at 10% of the HOME award based on HUD limits. The HOME Administration and Fair Housing allocations will not exceed 10% of the actual HOME award.
  - Federal regulations require that jurisdictions set-aside a minimum of 15% of the HOME award each year for Community Housing Development Organization (CHDO) investment. The CHDO set-aside will be 15% of the actual HOME award.
  - Funding allocations for HOME Administration, Fair Housing and CHDO are to be made prior to all other proportional adjustments to the remaining HOME funded activities.
- B. If the actual HOME funding amount is greater than the estimated funding, all HOME-funded activities are to be funded as represented in the plan, with the following exceptions:
- The CHDO set-aside will be 15% of the actual HOME award.
  - The unallocated balance of the HOME funding available as a result of the funding increase is to be allocated to the NOFA/RFP.

## **ESG**

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

### **Program Income Available for Use in FY 2021**

All Program Income received from activities funded with CDBG and/or HOME in excess of the estimates in FY 2021 is to be allocated to the NOFA/RFP, with the following exceptions:

- Program Income received from the North Hill project will be used pursuant to the guidance provided and approved by the Board of Supervisors on January 24, 2017.

05-12-20 Approval of the Proposed Consolidated Plan One-Year Action Plan for FY 2021 - **Attachment 1**

- Twenty percent (20%) of any excess CDBG Program Income will be allocated to General Administration (CDBG), Planning and Homeownership Administration in amounts to be determined by HCD staff.
- Ten percent (10%) of any excess HOME Program Income will be allocated to General Administration (HOME).

**Fairfax County requested citizen comment on this planned contingency process for the allocation of Federal Funds for FY 2021.**

## **TIMELINE FOR FY 2021 ONE-YEAR ACTION PLAN**

- **SEPTEMBER 2019**
  - **Sept. 10** – CCFAC scheduling of public hearing on affordable housing and community development needs
- **NOVEMBER 2019**
  - **Nov. 12** – CCFAC public hearing affordable housing and community development needs
  - **Nov. 18** – CCFAC-RHA Working Advisory Group adoption of recommendations for uses of federal resources in FY 2021 based on estimated amounts to be available and Contingency Plan for adjustment of budgeted allocations
- **JANUARY 2020**
  - **Jan. 14** – CCFAC release of draft Consolidated Plan One-Year Action, including proposed uses of estimated federal resources in FY 2021 and Contingency Plan for adjustments of estimates, for public comment
  - **Jan. 20:** distribution and publication of draft Consolidated Plan One Year Action Plan for FY 2021 for public review and comment
  - **Jan. 20: BEGINNING OF PUBLIC COMMENT PERIOD**
- **FEBRUARY**
  - **Feb. 11** - Board authorization to schedule and advertise a public hearing to receive comments on the draft Consolidated Plan One Year Action Plan for FY 2021
  - **Feb. 14** - Receipt of HUD notice of FY 2021 federal allocations
- **MARCH**
  - **Mar. 24** - Board public hearing on the draft Consolidated Plan One-Year Action Plan for FY 2021

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- **Mar. 24 - CLOSE OF PUBLIC COMMENT PERIOD**
- **Mar. 24** – Update Draft FY 2021 Action Plan with summary of public comments and Contingency Plan adjustments based on actual federal allocation amounts for FY 2021
- **May 2020**
  - **May 12** - Board approval of the proposed Consolidated Plan One Year Action Plan for FY 2021 and authorization of submission to HUD
  - **May 12** - Execution of County Executive Certifications and SF-424s
  - **May 12** - Delivery of Executive order 12372 compliance letter
  - **May 15 – Delivery of proposed Consolidated Plan One Year Action Plan to HUD via IDIS and courier.**
- **JUNE 2020**
  - **June 30 – END OF FAIRFAX COUNTY FISCAL YEAR**
- **JULY 2020**
  - **July 1 – BEGINNING OF FAIRFAX COUNTY FISCAL YEAR**
- **August 2020**
  - **August 16 – Federal deadline for submission of the Consolidated Plan One-Year Action Plan to HUD**
- **October 2020**
  - **OCT. 1 – BEGINNING OF FEDERAL FISCAL YEAR 2020**

ACTION - 3

Authorization to Amend Fairfax County's Citizen Participation Plan and Consolidated Plan One-Year Action Plan for FY 2020

ISSUE:

Board of Supervisors' approval for the Department of Housing and Community Development (HCD) to amend Fairfax County's Citizen Participation Plan and to amend Fairfax County's Consolidated Plan One-Year Action Plan for FY 2020 to address new federal coronavirus response funding and its planned uses.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors (1) adopt the proposed amendments to Fairfax County's Citizen Participation Plan, and to Fairfax County's Consolidated Plan One-Year Action Plan for FY 2020; and (2) authorize signature of the certifications and federal funding application forms (SF-424) required by the U.S. Department of Housing and Urban Development (HUD).

TIMING:

Immediate. Board of Supervisors' approval is requested on May 12, 2020, to ensure sufficient time for HUD to review and approve the proposed amendment to the Consolidated Plan One-Year Action Plan for FY 2020 before anticipated project activities commence.

BACKGROUND:

**Citizen Participation Plan Amendments**

A Citizen Participation Plan is required by HUD to receive federal Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships Program (HOME) funding. It is a locally-developed guide that sets forth policies and procedures for public input and participation during the Consolidated Plan and One-Year Action Plan processes. Fairfax County's Citizen Participation Plan was first adopted by the Board of Supervisors on December 8, 1997, and most recently amended by the Board on April 30, 2007. The Coronavirus Aid, Relief and Economic Security Act (CARES Act), passed into law on March 27, 2020, provides HUD with the ability to grant regulatory waivers and alternative requirements to jurisdictions regarding the One-Year Action Plan, including the ability to establish expedited procedures in the Citizen Participation Plan to quickly prevent, prepare for,

and respond to coronavirus.

Proposed amendments to Fairfax County's Citizen Participation Plan would establish expedited procedures for drafting, proposing, or amending the Consolidated Plan One-Year Action Plan (Action Plan). The proposed expedited procedures include:

1. Virtual public hearings if:
  - national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and
  - virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.
2. Advertisement of public comment notices in a newspaper(s) of general circulation and at least one minority and non-English speaking publication for no less than five days, prior to the date of the public hearing.
3. Advertisement of substantive amendments to the Action Plan for no less than five days, prior to consideration of the amendments by the Board of Supervisors.
4. Advertisement of proposed changes to the Citizen Participation Plan for no less than five days prior to the adoption or amendment by the Board of Supervisors. However, any amendments to the Citizen Participation Plan and amendments to the Action Plan may run concurrently for public comment.
5. Elimination of the requirement that public notice(s) be advertised in all branches of the County Library system due to social distancing and limits on public gatherings for public health. Postings in other public and community spaces will not be considered. Instead, reasonable efforts will be made to advertise to all sectors of the community digitally (e.g., county website, or through online news publications, community forums, e-mail subscription networks, and/or social media platforms).

The proposed amendments described above only apply to the use of supplemental CDBG and ESG coronavirus funding allocated to Fairfax County during FY 2020, as well as the County's CDBG and ESG annual entitlement grants for Federal FYs 2019 and 2020 (or County FYs 2020 and 2021, respectively). The complete amendment to the Citizen Participation Plan is available in Attachment 1. The current Citizen Participation Plan, without amendments, is available in Attachment 3.

### **Consolidated Plan Annual Action Plan for FY 2020 Amendments**

An Action Plan is required by HUD as a condition for receiving CDBG, ESG and HOME

funding. The Board of Supervisors approved Fairfax County's Consolidated Plan One-Year Action Plan for FY 2020 on May 7, 2019, which was approved by HUD. The Action Plan identifies and plans for Fairfax County's overall needs for affordable housing, community service, homelessness assistance, community development, neighborhood preservation and revitalization, employment and economic opportunity services, as well as the resources and strategies used to meet these needs, to ultimately benefit low- and moderate-income households throughout the community.

Proposed amendments to Fairfax County's Consolidated Plan One-Year Action Plan for FY 2020 include incorporating new federal coronavirus response funding and its planned uses (see Attachment 2). The federal CARES Act provides, among other things, for an additional \$3,506,542 in CDBG-CV funding and \$1,699,586 in ESG-CV funding to Fairfax County. Proposed uses of the CDBG-CV and ESG-CV CARES Act funding will have no adverse impact on projects and activities already a part of the Consolidated Plan One-Year Action Plan for FY 2020.

*Proposed Uses of Community Development Block Grant Funds*

It is recommended that the additional \$3,506,542 in CDBG-CV funds be used to support:

- emergency rent and utility assistance for households who have lost income due to COVID-19 (to be administered through Coordinated Services Planning (CSP))
- operating expenses for non-profit partners who provide targeted public services to prevent, prepare for, and respond to COVID-19;
- income replacement for affordable housing providers whose tenants are unable to pay their rent during the crisis due to COVID-19; and
- administrative costs, if needed, to implement and monitor the activities.

Remaining balances or additional allocations will be used for the same purposes in FY 2021 or until the funding period concludes. The goal is to provide an immediate response to the economic impact of the COVID-19 crisis in a way that supports and sustains the County's existing priority for CDBG – the affordable housing infrastructure and low- and moderate-income persons

*Proposed Use of Emergency Solutions Grant Funds*

It is recommended that the additional \$1,699,586 in ESG-CV funds be used to support:

- expansion of shelter capacity by using hotels, which is the primary need and eligible activity that will be prioritized;
- additional supplies, equipment, and transportation services needed to operate this expanded shelter capacity; and

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May 12, 2020

- other eligible activities permitted by HUD, including administrative costs, if needed.

Remaining balances or additional allocations will be used for the same purposes in FY 2021 or until the funding period concludes. The goal is to respond to the current and emerging needs related to the coronavirus and ensure that people at risk of or experiencing homelessness, as defined by HUD, can be safely served.

The amendment to Fairfax County's Citizen Participation Plan and the substantial amendment to Fairfax County's Consolidated Plan One-Year Action Plan for FY 2020 were circulated for review and comment by citizens, service providers and other interested parties during the formal public comment period which ended on May 11, 2020. HCD considered all comments received on the Proposed Amendment and is forwarding its recommendation to the Board for final action.

FISCAL IMPACT:

Funding adjustments for CDBG COVID-19 and ESG COVID-19 were included in the updated third quarter memo sent to the Board on April 29, 2020 with formal *FY 2020 Third Quarter Review* approval on May 5, 2020.

ENCLOSED DOCUMENTS:

Attachment 1: Amendment to Fairfax County's Citizen Participation Plan

Attachment 2: Substantial Amendment to Fairfax County's Consolidated Plan One-Year Action Plan for FY 2020

Attachment 3: Fairfax County's Citizen Participation Plan

STAFF:

Tisha Deeghan, Deputy County Executive

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)

Thomas M. Barnett, Acting Director, Office to Prevent and End Homelessness (OPEH)

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Laura O. Lazo, Associate Director, Real Estate Finance and Grants Management (REFGM), HCD

Jenny Hsu, Grants Program Manager, REFGM, HCD

Jamie Ergas, Continuum of Care Manager, OPEH

ASSIGNED COUNSEL:

Cynthia A. Bailey, Deputy County Attorney



## **Amendment to Fairfax County's Citizen Participation Plan**

*\*To be inserted at the end of the current Citizen Participation Plan*

### **Expedited Procedures to Draft, Propose, Or Amend the Consolidated Plan One-Year Action Plan**

*Coronavirus Response:* The Coronavirus Aid, Relief and Economic Security Act (CARES Act) (Public Law No. 116-136) provides the U.S. Department of Housing and Urban Development (HUD) with the ability to grant regulatory waivers and alternative requirements to entitlement jurisdictions, including the ability to establish new procedures in Fairfax County's Citizen Participation Plan in order to draft, propose, or amend the Consolidated Plan One-Year Action Plan expeditiously due to coronavirus.

*Public Hearing Requirements:* Under expedited procedures, and in the interest of public health and safety, in-person public hearings will not be held and Fairfax County may meet federal public hearing requirements with virtual public hearings if:

1. national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and
2. virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

*Notice(s) for Public Comment:* Under expedited procedures, a notice of public hearing(s) on the Consolidated Plan One-Year Action Plan will be advertised in a newspaper(s) of general circulation and at least one minority and non-English speaking publication for no less than 5 days, instead of 15 days, prior to the date of the public hearing.

Substantive amendments to the Consolidated Plan Annual Action Plan will be advertised for no less than 5 days, instead of 30 days, prior to consideration of the amendments by the Board of Supervisors.

Any proposed changes to the Citizen Participation Plan must be publicly advertised no less than 5 days, instead of 30 days, prior to the adoption or amendment of the Citizen Participation Plan by the Board of Supervisors. Notably, during this expedited process, amendments to the Action Plan and amendments to the Citizen Participation Plan may run concurrently for public comment.

A public comment notice will include sufficient information about the purpose of the public hearing to permit informed comments from residents. However, due to social distancing and limits on public gatherings for public health requirement, the requirement that public notice(s) be advertised in all branches of the County Library system is eliminated. The posting of such notices in any other public or community spaces will not be considered.

Instead, Fairfax County staff will make reasonable efforts to advertise to all sectors of the community digitally, whether through the county website, or through online news publications, community forums, e-mail subscription networks, and/or social media platforms. A press release announcing the public notice will be issued by the Fairfax County Office of Public Affairs.

Under expedited procedures, the County will still prepare a summary of the comments or views received from citizens. All submissions will be provided serious consideration when preparing the final Action Plan, and any amendments to the Plan. Written answer to written complaints and grievances will be provided within fifteen (15) working days of receipt of the complaint, where practicable.

*Applicability of Expedited Procedures:* The expedited procedures described above only apply to the planned use of supplemental Community Development Block Grant (CDBG) and Emergency Solutions Grants (ESG) coronavirus funding allocated to Fairfax County through the CARES Act during County FY 2020, as well as the County's CDBG and ESG entitlement grants for Federal FYs 2019 and 2020 (or County FYs 2020 and 2021, respectively).

**Substantial Amendment to Fairfax County's Consolidated Plan  
One-Year Action Plan for FY 2020 (Federal FY 2019)**

<b>Project Name</b>	<b>CDBG Coronavirus Response</b>
Target Area	Countywide
Goals Supported	Homelessness Special Needs Working families Human Service System Poverty Reduction/Self Sufficiency
Needs Addressed	Homelessness Prevention and Rapid Re-housing Affordable Rental Housing Community Services
Funding	CDBG funds: \$3,506,542
Description	CDBG funds will be used to support: emergency rent and utility assistance for families who have lost income due to COVID19; operating expenses for non-profit partners impacted by COVID-19 who provide Targeted Public Services and will be providing services to prevent, prepare for and respond to the coronavirus ; income replacement for affordable housing providers whose tenants were impacted and are unable to pay their rent during the COVID-19 crisis; and administrative costs to implement and monitor the activities, if needed.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	The recommended goal for the proposed uses of these funds is to provide an immediate response to the economic impact of the COVID-19 crisis in a way that supports and sustains the county's existing priority for CDBG – the affordable housing infrastructure and low- and moderate-income persons. Beneficiaries will be tracked as services are provided and will be reported in the CAPER for FY 2020.
Location Description	To be determined.
Planned Activities	Matrix Codes- 05Q: Subsistence Payments; 05T: Security Deposits; 05Z: Other Public Services  Operating expenses for non-profit partners impacted by COVID-19 who provide Targeted Public Services and will be providing services to prevent, prepare for and respond to the coronavirus.
<b>Project Name</b>	<b>ESG Coronavirus Response</b>
Target Area	Countywide
Goals Supported	Homelessness

Needs Addressed	Homeless Prevention and Rapid Re-Housing
Funding	ESG funds: \$1,699,586
Description	ESG funding will be used to respond to the current and emerging needs related to the coronavirus and ensure that people at risk of or experiencing homelessness, as defined by the Department of Housing and Urban Development (HUD), can be safely served.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 households who are at risk of or experiencing homelessness. This includes single individuals as well as families.
Location Description	To be determined
Planned Activities	The funded activities will include the expansion of shelter capacity by using hotels, which is the primary need and eligible activity that will be prioritized. Funding will also be used to obtain additional supplies, equipment, and transportation services needed to operate this expanded shelter capacity. The ESG funding may also be used to support other eligible activities permitted by HUD, including eligible administrative expenses.

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 and April 30, 2007**

**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 cannot 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.

ACTION - 4

Authorization to Establish the COVID-19 Small Business and Non-Profit Relief Grant Program

ISSUE:

Board of Supervisors' authorization to create a grant program to provide immediate relief to small businesses and non-profits impacted by the COVID-19 pandemic. The program would be funded through an allocation of the Coronavirus Relief Funds provided through the federal CARES Act. Approval is also requested for the County Executive to administer the grant program.

RECOMMENDATION:

The County Executive recommends the Board of Supervisors (Board) approve the expenditure of between \$10,000,000 to \$30,000,000 to establish the COVID-19 Small Business and Non-Profit Relief Grant Program (Grant Program) for businesses and non-profits affected by the COVID-19 pandemic and authorize the County Executive to administer the Grant Program to meet program objectives.

TIMING:

Board action is requested on May 12, 2020, in order to establish the grant program by June 1, 2020.

BACKGROUND:

On April 14, 2020, the Board of Supervisors approved the Fairfax County Small Business COVID-19 Recovery Microloan Fund (Microloan Program) to assist small businesses negatively affected by COVID-19 required closures. The Board allocated \$2.5 million to the Microloan Program, funded through the Economic Opportunity Reserve (EOR). Initial reporting on the Microloan Program was provided to the Board on May 5, 2020.

The Microloan Program demonstrated a need for additional support to small businesses, as well as non-profit organizations which were not eligible for the Microloan Program, the COVID-19 Small Business and Non-Profit Relief Grant Program (Grant Program) is proposed. Under this program, funds will be delivered to eligible entities in the form of grants, which would not be repaid by the selected awardees. The applicant

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pool will extend to non-safety net non-profit organizations as well as small businesses and remove some eligibility requirements that were part of the Microloan Program.

The primary purpose of the Grant Program is to support eligible small businesses, including non-safety net non-profit organizations in Fairfax County, through grants to address costs of business interruptions caused by required closures.

Desired outcomes include:

1. Help businesses and organizations remain in business through the COVID-19 emergency.
2. Address gaps that may exist among complementary programs at the County, state, and federal level (including the proposed Basic Needs Supplemental Funding and Nonprofit Sustainability Program, SBA programs, unemployment assistance, and Microloan Program).
3. As permitted by federal and state law, provide targeted funding to businesses that are historically less likely to be approved for small business financing and could be at-risk during this crisis, including women-owned, minority-owned, and veteran-owned businesses.
4. Make Fairfax County businesses aware of available assistance and resources at the federal, state and County level.

The size of the Grant Program award would be made based upon the number of employees. With the following structure proposed:

- Employees, 1 - 10: \$10,000
- Employees, 11 – 25: \$15,000
- Employees, 26 – 49: \$20,000

Based upon the demand received for the Microloan Program it is anticipated that the Grant Program at the recommended funding amount of \$10,000,000 to \$30,000,000 will likely be oversubscribed and awards should be made through a random drawing.

All Microloan Program applicants not selected for a loan will be eligible for the Grant Program. These applicants will receive direct communication about their status and entry in the Grant Program and will have the option to remove themselves from consideration. Businesses that were approved for a loan under the County's Microloan Program are eligible to apply for the Grant Program. However, if they are selected to

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receive a grant, they must first repay their loan before receiving a grant. Loans received through the Microloan Program may not be repaid with grant proceeds.

Full details for the proposed program structure and award guidelines are identified in the Proposed COVID-19 Small Business and Non-Profit Relief Grant Program Parameters (Attachment 1).

Staff continues to evaluate the most effective means of supporting small businesses during the COVID-19 pandemic. No later than forty five (45) days after the establishment of the Grant Program, staff will make a recommendation to the Board whether to contribute additional funds into the Grant Program, to establish a similar relationship with other non-profit partner(s) to facilitate other small business loans, and/or with alternative options to deploy the balance of the CARES Act funds to support economic recovery. The Board may increase this fund at any time in the future.

FISCAL IMPACT:

Funding for the Grant Program is recommended from the Federal CARES Act funding that has provided to the County. Depending upon final guidance for the use of these funds, and the specific grants awarded per the Grant Guidelines, it may be necessary to utilize Fairfax County Economic Opportunity Reserve funds for a portion of the awards.

It's anticipated that an appropriation of \$10,000,000 to \$30,000,000 will be used from Coronavirus Relief Funds provided through the federal CARES Act to fund the Grant Program. Funds to administer the Grant Program would come from the CARES ACT, with additional funding made from the Economic Opportunity Reserve to fund any Grant Program awards selected which are determined to be ineligible to receive CARES Act funding.

Program administration costs authorizes are limited to no more than 3% of the total authorized Grant Program funding amount. For a \$15,000,000 program amount, the maximum program administration cost would be \$450,000.

As staff reconciles the awards made from the program receives updated guidance from the Federal Government for administration of the CARES Act funds, the exact allocation between funding sources will be identified.

ENCLOSED DOCUMENTS:

Attachment 1 - Proposed COVID-19 Small Business and Non-Profit Relief Grant  
Program Parameters

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STAFF:

Rachel Flynn, Deputy County Executive

Joe Mondoro, Chief Financial Officer

Christina Jackson, Director, Department of Management and Budget

Rebecca Moudry, Director, Department of Economic Initiatives

Scott Sizer, Department of Economic Initiatives

ASSIGNED COUNSEL:

Patricia McCay, Senior Assistant County Attorney



## Fairfax County COVID-19 Small Business and Non-Profit Relief Grant Program “Grant Program Guidelines”

### Grant Awards

Grants will be awarded within the following amounts to for-profit and non-profit businesses, based upon the business structure prior to March 1, 2020:

Employees 1 - 10:	\$10,000
Employees 11 – 25:	\$15,000
Employees 26 – 49:	\$20,000

### Eligibility

Grant funds are for small businesses and non-profit organizations to address the cost of business interruptions caused by required closures.

Minimum eligibility requirements for grant award include:

1. Must be established and have one or more location(s), including the principal place of business, in Fairfax County. Fairfax County includes the Towns of Herndon, Vienna, and Clifton.  
*The City of Falls Church and City of Fairfax are separate jurisdictions from Fairfax County and are excluded.*
2. Have at least one and less than 50 total employees across all locations. Employee minimum requirement does not apply to businesses organized as a Sole Proprietorship.
3. Have a valid Business, Professional and Occupational Licenses (BPOL) issued prior to March 1, 2019. *Not required by Non-Profit applicants.*

Applicants must present documentation to demonstrate:

1. In good standing and solvent prior to March 1, 2020.
2. Impacted negatively by responses to COVID-19 and have eligible reimbursable costs of up to 100% of the grant amount requested.

The following businesses and organizations are ineligible for award:

1. Franchise businesses, except for those franchises which are locally owned and operated.
2. Organizations that have received funding the Basic Needs Supplemental Funding and Nonprofit Sustainability Program.
3. Businesses legally structured as a Sole Proprietorship, with all owners currently receiving unemployment benefits.

Discussions are currently underway to determine if targeted funding to businesses that are historically less likely to be approved for small business financing is permissible via a set aside from the Grant Program. These businesses would include women-owned, minority-owned, and/or veteran-owned.

### Use Limitations

Grant funds can be used for: working capital, equipment, rent, debt payments, inventory, employee compensation, and other business critical operating expenses. Funding must be used to sustain or evolve the grant awardee business. No grant funds can be used to pay debts to close the business or start a new business. All grant awardees will be expected to enter into a grants agreement with Fairfax

County and/or the program administrator. A condition of the grant will be that the grantee will in good faith maintain the business in Fairfax County through December 31, 2021.

There is a limit of one grant per business or non-profit.

Examples of Documentation Requirements

Applicants for the Grant Program will be asked to provide documentation to support the eligibility and award requirements. These are likely to include:

- 2018 and 2019 Tax Return or Form 990/990-EZ/990-N.  
*If a 2019 Tax Return has not been submitted, it will not be required.*
- 2019 Year End profit-and-loss statement, or similar statement of organizational financial standing
- Current profit-and-loss statement, as revised due to COVID-19 impacts to revenue
- Current Fairfax County BPOL license. *Not applicable to certain non-profit applicants.*
- Articles of Incorporation. *Not applicable to businesses organized as a Sole Proprietorship.*

In addition, based upon Grant Program funding source, it is anticipated that grantees will be asked to provide documentation of eligible reimbursable costs of up to 100% of the grant amount requested.

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ACTION - 5

Action on Proposed Reappointment of Paul W. Hammack, Jr., to the Fairfax County Board of Zoning Appeals

ISSUE:

Under Virginia Code § 15.2-2308, members of the County's Board of Zoning Appeals are "appointed by the chief judge . . . upon concurrence of such locality." This item will facilitate a determination by the Board of Supervisors as to whether it concurs in the reappointment of Paul W. Hammack, Jr., to the Board of Zoning Appeals for another five-year term.

TIMING:

Board action is requested on May 12, 2020, to assure that the Board of Supervisors' position on the proposed reappointment may be timely conveyed to the Fairfax County Circuit Court before Mr. Hammack's term expires on June 13, 2020.

BACKGROUND:

According to Virginia Code § 15.2-2308, every locality that has enacted a zoning ordinance must establish a board of zoning appeals. The Fairfax County Board of Zoning Appeals (BZA) hears and decides administrative appeals from decisions of the Zoning Administrator and special permit and variance applications, among other things.

The County's BZA consists of seven members. In Fairfax County, which is part of the Nineteenth Judicial Circuit, the chief judge appoints the members, "upon concurrence of such locality." By statute, the terms of office for BZA members extend for five years, although Zoning Ordinance § 19-203(4) allows a member to continue serving until his successor is appointed and qualifies.

Paul W. Hammack, Jr., was first appointed to the BZA on June 14, 1982. He has served continuously since that time. Mr. Hammack is currently the Vice-Chairman of the BZA.

On May 1, 2020, Karen Day, Secretary of the BZA, sent a letter to the Honorable Bruce D. White, Chief Judge of the Fairfax County Circuit Court, asking for the reappointment

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of Mr. Hammack to the BZA. In accordance with Virginia Code § 15.2-2308, the Board of Supervisors is asked to determine whether or not it concurs in this reappointment. The Board of Supervisors' position on the reappointment will be promptly conveyed to the Circuit Court for its consideration.

FISCAL IMPACT:

There is no anticipated fiscal impact.

ENCLOSED DOCUMENTS:

Attachment 1 - Letter from Karen Day, Secretary to the BZA, to the Circuit Court

STAFF:

Elizabeth D. Teare, County Attorney



## County of Fairfax, Virginia

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To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

May 1, 2020

The Honorable Bruce D. White, Chief Judge  
Nineteenth Judicial Circuit Court of Virginia  
Fairfax County Judicial Center  
4110 Chain Bridge Road  
Fairfax, Virginia 22030

Re: Notice of Term Expiration for Paul W. Hammack, Jr

Dear Judge White:

This letter is to inform the Court that the term of appointment to the Fairfax County Board of Zoning Appeals for vice chairman Paul W. Hammack, Jr. will expire on June 13, 2020. Mr. Hammack seeks reappointment and the individual members of the Fairfax County Board of Zoning Appeals unanimously support his reappointment.

Sincerely yours,

Fairfax County Board of Zoning Appeals

A handwritten signature in dark ink, appearing to read "Karen Day", is written over a horizontal line.

Karen Day, Secretary

cc: Elizabeth D. Teare, Esquire (*email only*) to [Elizabeth.Teare@fairfaxcounty.gov](mailto:Elizabeth.Teare@fairfaxcounty.gov)  
Elizabeth D. Whiting, Esquire (*email only*) to [lizwhiting745516@cs.com](mailto:lizwhiting745516@cs.com)  
Fairfax County Board of Zoning Appeals Members (*email only*)  
Lorraine A. Giovinazzo, Clerk to the Board of Zoning Appeals (*email only*)

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### Board of Zoning Appeals

Department of Planning and Development  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5509  
Phone 703 324-1280  
FAX 703 324-3924

Excellence \* Innovation \* Stewardship  
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[www.fairfaxcounty.gov/planning-development/board-zoning-appeals](http://www.fairfaxcounty.gov/planning-development/board-zoning-appeals)

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3:00 p.m.

Public Hearing to Consider Adoption of an Uncodified Ordinance to Establish Methods to Assure Continuity in Fairfax County Government and Conduct of Meetings of Boards, Authorities, and Commissions Within Fairfax County Government During the Novel Coronavirus Disease 2019 (COVID-19) Emergency, and to Repeal the Emergency Ordinance Adopted on April 14, 2020, Which is Hereby Replaced

ISSUE:

Virginia Code § 15.2-1413 authorizes localities to adopt an ordinance, notwithstanding any other provision of law, general or special, that provides methods to “assure continuity in its government” in the event of a disaster. The COVID-19 emergency is a type of disaster contemplated by this statute. This ordinance establishes additional methods for ensuring that essential public business conducted by boards, authorities, and commissions within Fairfax County government, other than the Board of Supervisors, may continue during the COVID-19 emergency. This Ordinance repeals and replaces the emergency ordinance the Board adopted on April 14, 2020, for meetings of County boards, authorities, and commissions (BACs), including Independent Boards, and regional and interjurisdictional bodies.

RECOMMENDATION:

The County Executive and County Attorney recommend that the Board adopt the ordinance provided as Attachment 1.

TIMING:

Board action is requested on May 12, 2020, to assure that adequate methods are available in a timely manner to assure continuity in Fairfax County government services and functions provided by BACs, including Independent Boards.

BACKGROUND:

On April 14, 2020, the Board of Supervisors adopted an emergency uncodified ordinance to establish methods to assure continuity in Fairfax County government and the conduct of BACs; the School Board, Economic Development Authority, Fairfax Water, and Board of Zoning Appeals (collectively referred to as “Independent Boards”); and regional and interjurisdictional public bodies during the Novel Coronavirus 2019

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(COVID-19) emergency. State law allows county Boards of Supervisors to adopt emergency ordinances without prior notice, but the emergency ordinance was posted on the County's website on April 13, 2020, to provide the best notice possible to the public under the circumstances. An emergency ordinance cannot be enforced for more than 60 days unless it is readopted in conformity with the usual provisions of law. The ordinance currently before the Board repeals and replaces the emergency ordinance.

The Virginia Freedom of Information Act (VFOIA), Virginia Code §§ 2.2-3700 to -3714, allows public bodies to meet electronically, without a quorum physically assembled in one location, when the Governor has declared a state of emergency, but only to discuss the emergency itself. VFOIA makes no provision for addressing business necessary to assure the continuation of essential County government functions and services if it is unsafe or impractical to assemble a physical quorum. Recognizing this limitation in VFOIA, Governor Ralph Northam recommended adding language to House Bills 29 and 30, the budget bills for the 2018-2020 and 2020-2022 bienniums, to expand upon the subjects public bodies may discuss in fully-electronic meetings when the Governor has declared a state of emergency. The Governor's recommended language allows public bodies to "discuss or transact the business statutorily required or necessary to continue operations of the public body . . . and the discharge of its lawful purposes, duties, and responsibilities." The General Assembly approved the Governor's recommendations when it reconvened on April 22, 2020.

The newly adopted state law most likely encompasses every topic BACs and Independent Boards would discuss. However, since some of these public bodies may have initiated plans to meet in accordance with the procedures established in the emergency ordinance, the County Executive and the County Attorney recommend that the Board adopt this ordinance to leave the continuity in government procedures in effect for County BACs and Independent Boards. Regional and interjurisdictional bodies may conduct electronic meetings subject to the new state law provisions for electronic meetings. Accordingly, the proposed ordinance omits them.

The ordinance establishes that the County BACs and Independent Boards will follow VFOIA's usual procedures whenever possible. If, in the judgment of the Chairman of the BAC or Independent Board, it is unsafe to assemble a physical quorum, a fully electronic meeting may be held in accordance with state law. If the Chairman of the BAC or Independent Board determines that any meeting is being conducted for the purpose of assuring continuity in Fairfax County government and the usual procedures cannot be implemented safely or practically, then the ordinance provides a method for conducting an electronic meeting to address matters related to continuity in County Government. For those BACs that have matters requiring a public hearing by law,

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public comment will be solicited and received by written or electronic communication prior to the vote on the matter. An electronic meeting cannot occur unless a quorum of the BAC is participating remotely.

The process for conducting an electronic meeting to discuss matters specifically related to continuity in government varies slightly depending on the nature of the body. The ordinance requires County BACs to provide advance notice to the Clerk for the Board of Supervisors and the public of their intention to conduct such an electronic meeting. For those County BACs listed in Appendix A of the ordinance, that notice must be posted at least three working days in advance, in accordance with VFOIA. BACs not so listed may still conduct an electronic meeting to discuss matters specifically related to continuity in government, but they must provide advance notice to the Clerk for the Board of Supervisors and the County Attorney, and public notice must be given at least six calendar days before the meeting. The Independent Boards are solely responsible for identifying which of their essential functions and services are necessary to assure continuity in government and providing public notice.

By state law, an ordinance providing for continuity in government must be limited in its effect for no more than six months after the disaster and it must provide a method for the resumption of normal government authority by the end of the six-month period. The proposed ordinance provides that it will remain in effect no longer than six months after the Board of Supervisors terminates the local Declaration of Emergency. Within that six-month period, the Board will restore normal governmental authority by repealing the ordinance.

FISCAL IMPACT:

There is no anticipated fiscal impact.

ENCLOSED DOCUMENTS:

Attachment 1 - Proposed Uncodified Ordinance to Establish Methods to Assure Continuity in Fairfax County Government and Conduct of Meetings of Boards, Authorities, and Commissions Within Fairfax County Government During the Novel Coronavirus Disease (COVID-2019) Emergency and to Repeal the Emergency Ordinance Adopted on April 14, 2020, Which is Hereby Replaced

STAFF:

Elizabeth D. Teare, County Attorney



**AN UNCODIFIED ORDINANCE TO ESTABLISH METHODS TO ASSURE  
CONTINUITY IN FAIRFAX COUNTY GOVERNMENT AND CONDUCT OF MEETINGS  
OF BOARDS, AUTHORITIES, AND COMMISSIONS WITHIN FAIRFAX COUNTY  
GOVERNMENT DURING THE NOVEL CORONAVIRUS DISEASE 2019 (COVID-19)  
EMERGENCY AND TO REPEAL THE EMERGENCY ORDINANCE ADOPTED ON  
APRIL 14, 2020, WHICH IS HEREBY REPLACED**

AN UNCODIFIED ORDINANCE to establish methods to assure continuity in Fairfax County government and conduct of meetings of the various boards, authorities, and commissions within Fairfax County government during the COVID-19 emergency, as authorized by Virginia Code §§ 15.2-1413, and to repeal the emergency ordinance adopted on April 14, 2020, on the same subject for the various boards, authorities, commissions, and regional and interjurisdictional public bodies within Fairfax County government, which emergency ordinance is hereby replaced.

Be it ordained by the Board of Supervisors of Fairfax County:

**1. That the following uncodified ordinance is hereby adopted:**

**A. Purpose of the Ordinance.**

This ordinance establishes methods to assure continuity in Fairfax County government during the COVID-19 emergency. Fairfax County government comprises not only the Board of Supervisors, but also numerous boards, authorities, and commissions that fulfill essential government functions and provide essential government services within the locality that may be disrupted or halted if these public bodies are not able to meet during the emergency. These provisions are intended to ensure the continued ability of these boards, authorities, and commissions, other than the Board of Supervisors, to conduct necessary public business in a manner consistent with Virginia state law and federal, state, and local health directives and guidance, all while maintaining transparency and public participation to the greatest extent feasible.

This ordinance is being adopted in response to the COVID-19 outbreak. The World Health Organization declared COVID-19 a global pandemic on March 11, 2020. On March 13, 2020, the President of the United States declared that the COVID-19 outbreak in the United States constitutes a National Emergency beginning March 1, 2020. On March 12, 2020, Governor Ralph Northam issued

1 a Declaration of a State of Emergency due to Novel Coronavirus (COVID-19).  
2 The Governor declared the emergency “to continue to prepare and coordinate  
3 our response to the potential spread of COVID-19, a communicable disease of  
4 public health threat” and he found that “[t]he anticipated effects of COVID-19  
5 constitute a disaster as described in § 44-146.16 of the Code of Virginia.” The  
6 Governor’s Declaration of a State of Emergency remains in effect until June 10,  
7 2020, unless sooner amended or rescinded. Effective March 16, 2020, Governor  
8 Northam and the State Health Commissioner jointly issued an Order declaring a  
9 state public health emergency. On March 17, 2020, the Fairfax County Director  
10 of Emergency Management, with the consent of the Board of Supervisors,  
11 declared a local state of emergency due to the potential spread of COVID-19.  
12 The local Declaration of Emergency remains in effect until the Board of  
13 Supervisors takes appropriate action to end the declared emergency.

14  
15 The Public Health Emergency Order issued jointly by the Governor and the State  
16 Health Commissioner effective March 16, 2020, consistent with all other expert  
17 opinions, observes that COVID-19 spreads from person to person, transmitted  
18 via respiratory droplets, and can be spread from an infected person who does not  
19 have symptoms to another person. The Order states that no vaccine or known  
20 treatment options exist at this time.

21  
22 On March 23, 2020, the Governor issued Executive Order 53, which ordered all  
23 public and private schools closed for the remainder of the 2019-2020 school year  
24 and imposed temporary restrictions on restaurants, recreational entertainment,  
25 public and private gatherings, and non-essential retail businesses. The Governor  
26 amended and extended Executive Order 53 on April 15, 2020. On March 30,  
27 2020, the Governor issued Executive Order 55, which ordered all individuals in  
28 Virginia to remain at their places of residence until June 10, 2020, except as set  
29 forth in that order and Executive Order 53.

30  
31 The prolonged duration of this emergency and the Governor’s orders to Virginia  
32 residents to remain at home necessitate the adoption of the following methods to  
33 ensure that certain components of the government of Fairfax County are able to  
34 conduct essential business during the emergency.

35

1     **B. Virginia Statutory Authority for the Ordinance.**

2     Virginia Code § 15.2-1413 authorizes localities to adopt an ordinance to “provide  
3     a method to assure continuity in its government, in the event of an enemy attack  
4     or other disaster,” “[n]otwithstanding any contrary provision of law, general or  
5     special.” The Governor’s Declaration of a State of Emergency found that “[t]he  
6     anticipated effects of COVID-19 constitute a disaster as described in § 44-146.16  
7     of the Code of Virginia.”

8  
9     Virginia Code § 2.2-3708.2(A)(3) allows any public body to meet via electronic  
10    communications without a quorum physically assembled at one location “when  
11    the Governor has declared a state of emergency,” “the catastrophic nature of the  
12    declared emergency makes it impracticable or unsafe to assemble a quorum in a  
13    single location,” and “the purpose of the meeting is to address the emergency.”  
14    Public notice must be given using the best available method, in light of the nature  
15    of the emergency, and it must be given contemporaneously with the notice  
16    provided to the members of the public body. Arrangements must be made for  
17    the public to access the meeting.

18  
19    House Bill 29 (Chapter 1283 of the 2020 Acts of the Virginia General Assembly)  
20    and House Bill 30 (designated as version HB 30ER pending signature by the  
21    Governor) allow any public body to meet by electronic communication means  
22    without a quorum physically assembled at one location “when the Governor has  
23    declared a state of emergency,” “the nature of the declared emergency makes it  
24    impracticable or unsafe for the public body” to assemble in a single location, and  
25    “the purpose of meeting is to discuss or transact the business statutorily required  
26    or necessary to continue operations of the public body . . . and the discharge of  
27    its lawful purposes, duties, and responsibilities.” Public notice must be given  
28    using the best available method in light of the nature of the emergency, and it  
29    must be given contemporaneously with the notice provided to the members of  
30    the public body. Arrangements must be made for the public to access the  
31    meeting through electronic means. The public body must make available a  
32    recording or transcript of the meeting on its website.

33  
34  
35    **C. Definitions.**

36    “Continuity in Fairfax County government” includes, without limitation, those  
37    actions, and the coordination of actions, that are necessary to assure the  
38    continuation of the public body’s essential functions and services. By way of

example and not limitation, such necessary actions include those related to (1) the County's or the public body's finances, such as public hearings and adoption of an FY 2021 budget and establishing fees, appropriations of funds; and funding requests, as applicable, (2) contracts that need action by the governing board of the public body, (3) applications, appeals, or other requests that are subject to mandatory or directory time frames for action, (4) satisfying due process or other constitutional requirements, (5) public safety, and (6) measures that help sustain the County's economy.

"County BAC" means Fairfax County government boards, authorities, and commissions, regardless of whether the public body is designated as a board, authority, commission, council, task force, or by other nomenclature, and includes their committees and subcommittees. "County BAC" does not include the Board of Supervisors or the Independent Boards.

"Electronic communication" means the use of technology having electrical, telephonic, digital, magnetic, wireless, optical, electromagnetic, or similar capabilities to transmit or receive information.

"Emergency" means the outbreak of the respiratory illness referred to as the novel coronavirus or COVID-19, as described in the Governor's Declaration of a State of Emergency and the local Declaration of Emergency, and the spread and effects of COVID-19, which constitute a disaster as defined in Virginia Code § 44-146.16.

"Independent Boards" means the Fairfax County School Board, Economic Development Authority, Water Authority (d/b/a Fairfax Water), and the Board of Zoning Appeals, and includes their committees and subcommittees.

"Meeting" has the definition given at Virginia Code § 2.2-3701.

"Public body" has the definition given at Virginia Code § 2.2-3701 and as used in this ordinance it refers to County BACs referenced in Section D and the Independent Boards identified in Section E, including the committees and subcommittees of each of those public bodies.

"State-authorized electronic meeting" means a meeting held through electronic communication means without a quorum of the public body physically assembled at one location as allowed by Virginia Code § 2.2-3708.2(A)(3) and House Bills 29 and 30 when the Governor has declared a state of emergency.

1 “Usual procedures” means the requirements and procedures established by the  
2 Virginia Freedom of Information Act for public meetings with a quorum physically  
3 assembled at one location. If the public body has adopted a written policy  
4 allowing for and governing participation of its members by electronic  
5 communication means as allowed by Virginia Code § 2.2-3708.2(C), then “usual  
6 procedures” includes remote participation by a member of the public body as  
7 long as a quorum of the public body is physically assembled at one meeting  
8 location.  
9

#### 10 **D. Meeting Procedures for County Boards, Authorities, and Commissions.**

- 11  
12 1. Scope. This Section D applies to those County BACs that are necessary  
13 for continuity in Fairfax County government.  
14
- 15 2. Usual procedures. For any meeting at which a County BAC discusses or  
16 transacts public business with any purpose other than (1) a purpose for  
17 which state-authorized electronic meetings are permitted, or (2) assuring  
18 continuity in government, the County BAC will meet in accordance with all  
19 usual procedures established by the Virginia Freedom of Information Act.  
20
- 21 3. Electronic meeting procedures. If the purpose of a meeting of the County  
22 BAC is to address matters for which state-authorized electronic meetings  
23 are permitted, the meeting will be conducted in accordance with all usual  
24 procedures established by the Virginia Freedom of Information Act unless,  
25 in the judgment of the County BAC’s Chairman, the nature of the declared  
26 emergency makes it impracticable or unsafe to physically assemble a  
27 quorum at one location. In that event, the meeting may be held through  
28 electronic communication means in accordance with the state-authorized  
29 electronic meeting procedures. In no event shall any action be taken in an  
30 electronic meeting unless a quorum is participating remotely. The County  
31 BAC will comply with the requirements established in Virginia Code  
32 § 2.2-3708.2(A)(3) and/or House Bills 29 and 30 and document its  
33 compliance in the meeting minutes.  
34
- 35 4. Continuity in government procedures.  
36 (A) Each County BAC desiring to use the continuity in government  
37 meeting procedures established in this Section D.4 is responsible for (i)  
38 identifying its essential functions and services, (ii) deciding what actions or

1 coordination of actions are necessary to assure the continuation of those  
2 essential functions and services, and (iii) defending any challenge to such  
3 identification or decision.

4  
5 (B) If any meeting or any part of a meeting of the County BAC is being  
6 conducted for the purpose of assuring continuity in government, the  
7 meeting will be conducted in accordance with all usual procedures  
8 established by the Virginia Freedom of Information Act to the extent  
9 possible.

10  
11 (C) If, in the judgment of the Chairman of the County BAC, items  
12 proposed to be considered are necessary to assure continuity in  
13 government and the usual procedures cannot be implemented safely or  
14 practically, then the method by which the meeting will be scheduled and  
15 conducted will be as follows.

16  
17 (1) The Chairman of any County BAC that intends to hold a meeting of the  
18 County BAC or any of its committees or subcommittees in accordance  
19 with the continuity in government procedures established in this  
20 Section D.4 must provide advance notice of the proposed agenda and  
21 a brief explanation of the purpose of the meeting and how it qualifies  
22 as continuity in Fairfax County government. The notice must identify  
23 how the County BAC plans to comply with these continuity in  
24 government procedures, particularly the requirement to enable public  
25 access to the meeting. For any County BAC listed on Appendix A, the  
26 notice must be provided to the Clerk for the Board of Supervisors at  
27 the same time notice is posted in accordance with FOIA. For any  
28 County BAC not listed on Appendix A, the notice must be provided to  
29 the Clerk for the Board of Supervisors and the County Attorney at least  
30 seven calendar days before the proposed meeting and all required  
31 public notice must be posted at least six calendar days prior to the  
32 proposed meeting. In either case, the full advance notice described  
33 above must be made available to the public wherever notice of the  
34 meeting is posted.

35  
36 (2) The meeting may be held solely through electronic communication  
37 means without a quorum of members physically assembled at one  
38 location, but only after notice of the meeting is given in accordance  
39 with Section D.4(C)(1) above and applicable laws. In no event shall  
40 any action be taken in an electronic meeting unless a quorum of the

- 1 BAC, the committee, or the subcommittee, as applicable, is  
2 participating remotely. The County BAC will comply with the  
3 requirements established in this ordinance and compliance must be  
4 documented in the meeting minutes.  
5
- 6 (3) The meeting may be held without permitting members of the public to  
7 be physically present in the same location as any of the members of  
8 the County BAC, but alternative arrangements for public access will be  
9 made. Such alternative public access may be through electronic  
10 communication, including but not limited to audio, telephonic, or video  
11 broadcast.
- 12 (4) Before action may be taken on any item, the County BAC, the  
13 committee, or the subcommittee, as applicable, must first approve that  
14 the item or items are necessary to assure continuity in government and  
15 that the usual procedures cannot be implemented safely or practically.  
16 A motion may be made and voted upon before each item or as to the  
17 entire agenda, as may be determined by the meeting Chairman.  
18
- 19 (5) For any such matter requiring a public hearing by law, public comment  
20 will be solicited and received via written or electronic communication  
21 prior to the vote on the matter. All such comments will be provided to  
22 the members of the County BAC and made a part of the record of the  
23 meeting.
- 24
- 25 5. Chairman's duties. State or local law or the County BAC's bylaws, as  
26 applicable, govern who may fulfill the Chairman's duties in his or her  
27 absence.  
28
- 29 6. Procedures not exclusive. Nothing in this ordinance precludes a County  
30 BAC from meeting pursuant to both the State-authorized electronic  
31 meeting procedures and the continuity in government procedures if  
32 necessary, so long as all requirements of both sets of procedures are  
33 satisfied and the purpose of the meeting is to assure continuity in Fairfax  
34 County government.

35

**E. Meeting Procedures for the Fairfax County School Board, Fairfax County Economic Development Authority, Fairfax Water, and Fairfax County Board of Zoning Appeals.**

1. Scope. This Section E applies only to the governing boards, committees, and subcommittees of the Fairfax County School Board, Economic Development Authority, and Water Authority (d/b/a Fairfax Water), each of which is constituted as a separate entity under Virginia state law and has its own governing board and legal counsel, and the Board of Zoning Appeals, the establishment of which was mandated by state law, the members of which are appointed by the Fairfax County Circuit Court, and which is represented by its own legal counsel. These four boards are listed on Appendix B and are collectively referred to in this ordinance as Independent Boards. Each of these Independent Boards fulfill essential government functions and provide essential government services within the boundaries of Fairfax County that may be disrupted or halted if these public bodies are not able to meet during the emergency.
2. Usual procedures. For any meeting at which an Independent Board discusses or transacts public business with any purpose other than (1) a purpose for which state-authorized electronic meetings are permitted, or (2) assuring continuity in government, the Independent Board will meet in accordance with all usual procedures established by the Virginia Freedom of Information Act.
3. Electronic meeting procedures. If the purpose of a meeting of the Independent Board is to address matters for which state-authorized electronic meetings are permitted, the meeting will be conducted in accordance with all usual procedures established by the Virginia Freedom of Information Act unless, in the judgment of the Independent Board's Chairman, the nature of the declared emergency makes it impracticable or unsafe to physically assemble a quorum at one location. In that event, the meeting may be held through electronic communication means in accordance with the state-authorized electronic meeting procedures. In no event shall any action be taken in an electronic meeting unless a quorum is participating remotely. The Independent Board will comply with the requirements established in Virginia Code § 2.2-3708.2(A)(3) and/or



1 House Bills 29 and 30 and document its compliance in the meeting  
2 minutes.  
3

4 4. Continuity in government procedures.

5 (A) The Fairfax County School Board, Economic Development Authority,  
6 Water Authority, and the Board of Zoning Appeals are each solely  
7 responsible for (i) identifying their essential functions and services, (ii)  
8 deciding what actions or coordination of actions are necessary to assure  
9 the continuation of those essential functions and services, and (iii)  
10 defending any challenge to such identification or decision.  
11

12 (B) If any meeting or any part of a meeting of the Independent Board is  
13 being conducted for the purpose of assuring continuity in government, the  
14 meeting will be conducted in accordance with all usual procedures  
15 established by the Virginia Freedom of Information Act to the extent  
16 possible.  
17

18 (C) If, in the judgment of the Chairman of the Independent Board, items  
19 proposed to be considered are necessary to assure continuity in  
20 government and the usual procedures cannot be implemented safely or  
21 practically, then the method by which the meeting will be conducted will be  
22 as follows.

23 (1) The meeting may be held solely through electronic communication  
24 means without a quorum of members physically assembled at one  
25 location, but only after notice of the meeting is given in accordance  
26 with applicable laws. In no event shall any action be taken in an  
27 electronic meeting unless a quorum of the Independent Board, the  
28 committee, or the subcommittee, as applicable, is participating  
29 remotely. The Independent Board will comply with the requirements  
30 established in this ordinance and compliance must be documented in  
31 the meeting minutes.

32 (2) The meeting may be held without permitting members of the public to  
33 be physically present in the same location as any of the members of  
34 the Independent Board, but alternative arrangements for public access  
35 will be made. Such alternative public access may be through

1 electronic communication, including but not limited to audio,  
2 telephonic, or video broadcast.

3 (3) Before action may be taken on any item, the Independent Board, the  
4 committee, or the subcommittee, as applicable, must first approve that  
5 the item or items are necessary to assure continuity in government and  
6 that the usual procedures cannot be implemented safely or practically.  
7 A motion may be made and voted upon before each item or as to the  
8 entire agenda, as may be determined by the meeting Chairman.

9 (4) For any such matter requiring a public hearing by law, public comment  
10 will be solicited and received via written or electronic communication  
11 prior to the vote on the matter. All such comments will be provided to  
12 the members of the Independent Board and made a part of the record  
13 of the meeting.

14 5. Chairman's duties. State or local law or the public body's bylaws, as  
15 applicable, govern who may fulfill the Chairman's duties in his or her  
16 absence.

17  
18 6. Procedures not exclusive. Nothing in this ordinance precludes an  
19 Independent Board from meeting pursuant to both the State-authorized  
20 electronic meeting procedures and the continuity in government  
21 procedures if necessary, so long as all requirements of both sets of  
22 procedures are satisfied and the purpose of the meeting is to assure  
23 continuity in Fairfax County government.

24  
25  
26

**F. Supersession of Inconsistent Requirements.**

27 The provisions of this Ordinance apply notwithstanding any contrary provision of  
28 law, general or special, as authorized in Virginia Code § 15.2-1413.

29  
30

31 **2. That this ordinance will become effective upon adoption.**

32

33 **3. That this ordinance will remain in effect no longer than six months after**  
34 **the Board of Supervisors terminates the local Declaration of**  
35 **Emergency. Within that six-month period, the Board will resume normal**

1 governmental authority in accordance with Virginia Code § 15.2-1413 by  
2 repealing this ordinance in compliance with Virginia Code § 15.2-1427.

3  
4 4. That the Sections, subsections, paragraphs, sentences, clauses,  
5 phrases, and words of this ordinance are severable. If any Section,  
6 subsection, paragraph, sentence, clause, phrase, or word is declared  
7 unconstitutional or otherwise invalid by the lawful judgment or decree  
8 of any court of competent jurisdiction, its unconstitutionality or  
9 invalidity shall not affect the validity of any of the remaining Sections,  
10 subsections, paragraphs, sentences, clauses, phrases, and words of  
11 this ordinance, since the same would have been enacted by the Board  
12 of Supervisors without and irrespective of any unconstitutional or  
13 otherwise invalid Section, subsection, paragraph, sentence, clause,  
14 phrase or word being included.

15  
16 5. That the emergency ordinance adopted on April 14, 2020, to establish  
17 methods to assure continuity in Fairfax County government and  
18 conduct of meetings of boards, authorities, commissions, and regional  
19 and interjurisdictional public bodies within Fairfax County government  
20 during the COVID-19 Emergency is repealed and replaced by this  
21 ordinance.

22  
23 GIVEN under my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

24  
25  
26 \_\_\_\_\_  
27 Jill G. Cooper  
28 Clerk for the Board of Supervisors  
29 Department of Clerk Services  
30

## **APPENDIX A**

### **BOARDS, AUTHORITIES, AND COMMISSIONS AUTHORIZED TO USE ABBREVIATED NOTICE PROCEDURES**

1. Board of Building and Fire Prevention Code Appeals
2. Chesapeake Bay Preservation Ordinance Exception Review Committee
3. Civil Service Commission
4. Electoral Board
5. Fairfax County Employees' Retirement System Board of Trustees
6. Fairfax-Falls Church Community Services Board
7. Geotechnical Review Board
8. Head Start/Early Head Start Policy Council
9. Health Care Advisory Board
10. Library Board
11. McLean Community Center Governing Board
12. Park Authority
13. Planning Commission
14. Police Officers Retirement System Board of Trustees
15. Redevelopment and Housing Authority
16. Reston Community Center Board of Governors
17. Uniformed Retirement System Board of Trustees

## **APPENDIX B**

### **INDEPENDENT BOARDS**

1. Fairfax County School Board
2. Fairfax County Economic Development Authority
3. Fairfax County Water Authority, d/b/a Fairfax Water
4. Fairfax County Board of Zoning Appeals

Board Agenda Item  
May 12, 2020

3:00 p.m.

Public Hearing to Consider Adoption of an Uncodified Ordinance to Extend the Validity of Certain Development Approvals to Assure Continuity in Fairfax County Government During the Novel Coronavirus Disease 2019 (COVID-19) Emergency, and to Repeal the Emergency Uncodified Ordinance on the Same Subject, Which Was Adopted on April 14, 2020, and Is Hereby Replaced

ISSUE:

Virginia Code § 15.2-1413 authorizes the County to adopt ordinances that “provide a method to assure continuity in its government” in the event of a disaster. The COVID-19 emergency is a type of disaster contemplated by this statute, and this ordinance extends the validity of certain development approvals and thus enables the County’s Land Development Services to devote its limited resources to maintaining continuity in government.

RECOMMENDATION:

The County Executive and County Attorney recommend that the Board adopt the ordinance provided as Attachment 1.

TIMING:

Board action is requested on May 12, 2020, to assure the continued validity of approvals that would otherwise expire or require time-consuming, case-by-case attention to extend, at the expense of operations to assure continuity in those aspects of Fairfax County government conducted by Land Development Services.

BACKGROUND:

On April 14, 2020, the Board of Supervisors adopted an emergency ordinance to establish methods to assure continuity in Fairfax County government by extending the validity of certain development approvals that would otherwise expire absent case-by-case approvals by the Director of Land Development Services. State law allows county governing bodies to adopt emergency ordinances without prior notice, but the emergency ordinance was posted on the County’s website on April 10, 2020, to provide the best notice possible to the public under the circumstances. An emergency ordinance

Board Agenda Item  
May 12, 2020

cannot be enforced for more than 60 days unless it is readopted in conformity with the usual provisions of law. The ordinance currently before the Board repeals and replaces the emergency ordinance.

As this Board is aware, on March 12, the Governor declared a State of Emergency due to COVID-19, and on March 30, he ordered all individuals in Virginia to remain at their place of residence until June 10, 2020. He also extended prior orders limiting gatherings to no more than ten people and closing certain businesses until June 10, 2020.

In response to the emergency, the County has taken a number of steps, including closing County buildings to the general public. This measure has presented a challenge to Land Development Services, whose Director approves thousands of plans, plats, grading permits, parking reductions, and Public Facilities Manual modifications and waivers every year. While the agency has reacted rapidly by instituting a wide range of electronic services, it is operating with reduced staff under unprecedented constraints. A significant number of the Director's approvals are set to expire during or shortly after the emergency, many on July 1, 2020. While the Director has authority to approve extensions of many of these approvals, doing so requires submission and consideration of individual requests. In the midst or aftermath of the present emergency, compounded by the impending expiration of a significant number of plans and plats, these requirements pose an unnecessary impediment to Land Development Services' operations and to by-right development that is critical to the County's economic vitality.

This ordinance automatically extends the validity of expiring Director-approved plans, plats, grading permits, parking reductions, and modifications or waivers of Public Facilities Manual standards until 60 days after the end of the declared emergency, as determined by the Board of Supervisors. By temporarily supplanting the cumbersome extension process, this ordinance will help to assure continuity in government by enabling LDS to continue providing its essential services to homeowners and the development community. The ordinance does not address building permits or building plans, which are approved and administered by the Fairfax County Building Official. Nor does it address preliminary subdivision plats, which are not subject to extension.

Virginia Code § 15.2-1413 expressly authorizes the adoption of the attached ordinance, which provides a means for assuring continuity in LDS's essential governmental services. An ordinance providing for continuity in government must be limited in its effect for no more than six months after the disaster and must provide a method for the resumption of normal government authority by the end of the six-month period. The proposed ordinance provides that it will remain in effect no longer than six months after

Board Agenda Item  
May 12, 2020

the Board of Supervisors terminates the local Declaration of Emergency. Within that six-month period, the Board will restore normal governmental authority by repealing the ordinance.

FISCAL IMPACT:

There is no anticipated fiscal impact on the FY 2020 County budget; however, failure to extend the validity of plans, permits, and other approvals would likely adversely affect the County residential and commercial construction markets.

ENCLOSED DOCUMENTS:

Attachment 1 - Proposed Uncodified Ordinance to Extend the Validity of Certain Development Approvals to Assure Continuity in Fairfax County Government During the Novell Coronavirus Disease (COVID-2019) Emergency, and to Repeal the Emergency Uncodified Ordinance on the Same Subject, Which Was Adopted on April 14, 2020, and Is Hereby Replaced

STAFF:

William D. Hicks, P.E., Director, LDS  
Eleanor K. Coddington, Division Director, LDS

ASSIGNED COUNSEL:

Elizabeth D. Teare, County Attorney  
T. David Stoner, Deputy County Attorney

**AN UNCODIFIED ORDINANCE TO EXTEND THE VALIDITY OF CERTAIN  
DEVELOPMENT APPROVALS TO ASSURE CONTINUITY IN FAIRFAX COUNTY  
GOVERNMENT DURING THE NOVEL CORONAVIRUS DISEASE 2019 (COVID-19)  
EMERGENCY, AND TO REPEAL THE EMERGENCY ORDINANCE ON THE SAME  
SUBJECT ADOPTED ON APRIL 14, 2020, WHICH IS HEREBY REPLACED**

AN UNCODIFIED ORDINANCE to extend the validity of certain development approvals to assure continuity in Fairfax County government during the COVID-19 Emergency, as authorized by Virginia Code §§ 15.2-1413 and -1427, and to repeal the emergency uncodified ordinance on the same subject, which was adopted on April 14, 2020, and is hereby replaced by this ordinance.

Be it ordained by the Board of Supervisors of Fairfax County:

**1. That the following uncodified ordinance is hereby adopted:**

**A. Purpose of the Ordinance.**

This ordinance extends the validity of certain development approvals to assure continuity in Fairfax County government during the COVID-19 emergency. Fairfax County government comprises not only the Board of Supervisors, but also numerous County agencies that fulfill essential government functions and provide essential government services within the locality. Among those agencies is Land Development Services, which has responsibility for ensuring that all development in Fairfax County meets the safety and health standards of all applicable codes and County ordinances. These provisions are intended to ensure the continued ability of Land Development Services to carry out its functions during this emergency.

This ordinance is being adopted in response to the COVID-19 outbreak. The World Health Organization declared COVID-19 a global pandemic on March 11, 2020. On March 13, 2020, the President of the United States declared that the COVID-19 outbreak in the United States constitutes a National Emergency beginning March 1, 2020. On March 12, 2020, Governor Ralph Northam issued a Declaration of a State of Emergency due to Novel Coronavirus (COVID-19). The Governor declared the emergency “to continue to prepare and coordinate our response to the potential spread of COVID-19, a communicable disease of public health threat” and he found that “[t]he anticipated effects of COVID-19 constitute a disaster as described in § 44-146.16 of the Code of Virginia.” The Governor’s Declaration of a State of Emergency remains in effect until June 10, 2020, unless sooner amended or rescinded. Effective March 16, 2020, Governor



1 Northam and the State Health Commissioner jointly issued an Order declaring a  
2 state public health emergency. On March 17, 2020, the Fairfax County Director  
3 of Emergency Management, with the consent of the Board of Supervisors,  
4 declared a local state of emergency due to the potential spread of COVID-19.  
5 The local Declaration of Emergency remains in effect until the Board of  
6 Supervisors takes appropriate action to end the declared emergency.

7 The Public Health Emergency Order issued jointly by the Governor and the State  
8 Health Commissioner effective March 16, 2020, consistent with all other expert  
9 opinions, observes that COVID-19 spreads from person to person, transmitted  
10 via respiratory droplets, and can be spread from an infected person who does not  
11 have symptoms to another person. No vaccine or known treatment options exist  
12 at this time.

13 On March 23, 2020, the Governor issued Executive Order 53, which ordered all  
14 public and private schools closed for the remainder of the 2019–2020 school  
15 year and imposed temporary restrictions on restaurants, recreational  
16 entertainment, public and private gatherings, and non-essential retail businesses.  
17 On March 30, 2020, the Governor issued Executive Order 55, which ordered all  
18 individuals in Virginia to remain at their places of residence until June 10, 2020,  
19 except as set forth in that order and Executive Order 53.

20 The Director of Land Development Services approves thousands of plans, plats,  
21 grading permits, parking reductions, and Public Facilities Manual modifications  
22 and waivers every year. While the agency has responded rapidly to the  
23 COVID-19 emergency, it is operating with reduced staff under unprecedented  
24 constraints—including the closure of County buildings to the general public and  
25 the Governor’s orders that Virginia residents remain at home. A significant  
26 number of the Director’s approvals are set to expire during or shortly after the  
27 emergency, many on July 1, 2020. While the Director has authority to approve  
28 extensions of many of these approvals, doing so requires submission and  
29 consideration of individual requests. In the midst or aftermath of the present  
30 emergency, these requirements pose an unnecessary impediment to Land  
31 Development Services’ operations and to by-right development that is critical to  
32 the County’s economic vitality.

33 To reduce COVID-19 emergency impacts to the homebuilding and commercial  
34 construction industries, homeowners, and County government, this ordinance  
35 automatically extends the validity of Director-approved plans, plats, grading  
36 permits, parking reductions, and modifications or waivers of Public Facilities  
37 Manual standards until 60 days after the end of the declared emergency, as

determined by the Board of Supervisors. This ordinance thus eliminates the need for case-by-case requests and action to extend these approvals. This ordinance does not address building permits or building plans, which are approved and administered by the Fairfax County Building Official. Nor does it address preliminary subdivision plats, which are not subject to extension.

#### **B. Virginia Statutory Authority for the Ordinance.**

Virginia Code § 15.2-1413 authorizes localities to adopt an ordinance to “provide a method to assure continuity in its government, in the event of an enemy attack or other disaster,” “[n]otwithstanding any contrary provision of law, general or special.” The Governor’s Declaration of a State of Emergency found that “[t]he anticipated effects of COVID-19 constitute a disaster as described in § 44-146.16 of the Code of Virginia.”

Virginia Code § 15.2-2260 and -2261 provide minimum periods of validity for preliminary subdivision plats, final subdivision plats, and site plans. Those statutes also authorize the extension of validity for final subdivision plats and site plans. In addition, under Virginia Code § 15.2-2209.1, certain subdivision plats and site plans “remain valid until July 1, 2020, or such later date provided for by the terms of the locality’s approval, local ordinance, resolution or regulation, or for a longer period as agreed to by the locality. Any other plan or permit associated with such plat or site plan extended by this subsection shall likewise be extended for the same time period.”

#### **C. Definitions.**

“Continuity in Fairfax County government” includes, without limitation, those actions, and the coordination of actions, that are necessary to assure the continuation of the public body’s essential functions and services. By way of example and not limitation, such necessary actions include those related to (1) the public body’s finances, such as public hearings and adoption of its FY 2021 budget and establishing fees, appropriations of funds; and funding requests, as applicable; (2) contracts that need action by the governing board of the public body; (3) applications, appeals, or other requests that are subject to mandatory or directory time frames for action; (4) satisfying due process or other constitutional requirements; (5) public safety; and (6) measures that help sustain the County’s economy.

“Director” means the Director of Fairfax County Land Development Services.

1 “Director-approved plan, plat, permit, or modification” means any plan, plat,  
2 grading permit, parking reduction, Public Facilities Manual modification, or Public  
3 Facilities Manual waiver approved by the Director. The phrase does not include  
4 building plans or building permits approved by the Fairfax County Building  
5 Official, nor does it include preliminary subdivision plats.

6 “Emergency” means the outbreak of the respiratory illness referred to as the  
7 novel coronavirus or COVID-19, as described in the Governor’s Declaration of a  
8 State of Emergency and the local Declaration of Emergency, and the spread and  
9 effects of COVID-19, which constitute a disaster as defined in Virginia Code  
10 § 44-146.16.

11 “Emergency and its aftermath” means the period subject to the local Declaration  
12 of Emergency, including any extension of that period, plus the 60 days following  
13 that emergency period.

#### 14 **D. Extension of Plan and Permit Approvals.**

15 For any Director-approved plan, plat, permit, or modification that would otherwise  
16 have expired during the emergency and its aftermath, it will remain valid until the  
17 end of that period—i.e., 60 days after the conclusion of the emergency as  
18 declared by the Board of Supervisors.

#### 19 **E. Supersession of Inconsistent Requirements.**

20 The provisions of this Ordinance apply notwithstanding any contrary provision of  
21 law, general or special, as authorized in Virginia Code § 15.2-1413.

22 **2. That this ordinance will become effective upon adoption.**

23 **3. That this ordinance will remain in effect no longer than six months after**  
24 **the Board of Supervisors terminates the local Declaration of**  
25 **Emergency. Within that six-month period, the Board will resume normal**  
26 **governmental authority in accordance with Virginia Code § 15.2-1413 by**  
27 **repealing this ordinance in compliance with Virginia Code § 15.2-1427.**

28 **4. That if the Virginia General Assembly enacts legislation, or the**  
29 **Governor issues an order, that extends the validity of any of the**  
30 **approvals affected by this ordinance beyond the period provided for in**

1 the ordinance, those approvals will be extended as set forth in such  
2 state law or order.

3 5. That the Sections, subsections, paragraphs, sentences, clauses,  
4 phrases, and words of this ordinance are severable. If any Section,  
5 subsection, paragraph, sentence, clause, phrase, or word is declared  
6 unconstitutional or otherwise invalid by the lawful judgment or decree  
7 of any court of competent jurisdiction, its unconstitutionality or  
8 invalidity shall not affect the validity of any of the remaining Sections,  
9 subsections, paragraphs, sentences, clauses, phrases, and words of  
10 this ordinance, since the same would have been enacted by the Board  
11 of Supervisors without and irrespective of any unconstitutional or  
12 otherwise invalid Section, subsection, paragraph, sentence, clause,  
13 phrase or word being included.

14 6. That the emergency ordinance adopted on April 14, 2020, to extend the  
15 validity of certain development approvals to assure continuity in Fairfax  
16 County government during the COVID-19 Emergency, as authorized by  
17 Virginia Code §§ 15.2-1413 and -1427, is repealed and replaced by this  
18 ordinance.

19 GIVEN under my hand this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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Jill G. Cooper  
Clerk for the Board of Supervisors  
Department of Clerk Services

3:30 p.m.

Public Hearing on RZ 2018-PR-021 (Georgelas, LLC) to Rezone from C-8, I-4 and HC to PTC and HC to Permit Mixed Use Development with an Overall Floor Area Ratio of 4.05, Located on Approximately 7.08 Acres of Land (Providence District) (Concurrent with RZ 2018-PR-022)

and

Public Hearing on RZ 2018-PR-022 (Georgelas, LLC) to Rezone from I-5, C-7, SC and HC to PTC, SC and HC to Permit Mixed Use Development with an Overall Floor Area Ratio of 4.73, Located on Approximately 7.32 Acres of Land (Providence District) (Concurrent with RZ 2018-PR-021)

This property is located on the N. side of Tyco Rd., E. of its intersection with Leesburg Pike. Tax Map 29-1 ((25)) 1 and 2.

This property is located on the N.E. side of Leesburg Pike and N.W. side of Tyco Rd. Tax Map 29-1 ((1)) 17, 17B, 17C and 29-3 ((1)) 55.

The Board of Supervisors deferred these public hearings at the October 15, 2019 meeting until January 28, 2020, at 3:30 p.m. On January 14, 2020, the Board of Supervisors further deferred these public hearings to March 24, 2020, at 3:30 p.m. On March 24, 2020, the Board of Supervisors deferred these public hearings to May 5, 2020, at 3:30 p.m. On May 5, 2020, the Board of Supervisors deferred these public hearings to May 12, 2020 at 3:30 p.m.

PLANNING COMMISSION RECOMMENDATION:

On May 6, 2020, the Planning Commission voted 8-0-2 (Commissioners Spain and Strandlie abstained from the vote, Commissioner Cortina was absent from the meeting, and Commissioner Sargeant recused himself from the vote) to recommend to the Board of Supervisors the following actions:

- Approval of RZ 2018-PR-021 and its associated Conceptual Development Plan (CDP), subject to the execution of proffered conditions consistent with those dated April 16, 2020;
- Approval of RZ 2018-PR-022, subject to the execution of proffered conditions consistent with those dated April 16, 2020;

- Modification of Sect. 2-505 of the Zoning Ordinance prohibiting structures or plantings from obstructing the sight distance on a corner lot at an intersection to that shown on the CDP;
- Modification of Sect. 2-506 of the Zoning Ordinance to allow parapet walls, cornices, or similar projections to exceeding the maximum height limitations by a total of six feet above the roof level of any building, or to that specifically shown on an approved Final Development Plan (FDP);
- Waiver of Par. 14 of Sect. 6-505 of the Zoning Ordinance to permit the outdoor display of vehicles for the existing vehicle sales establishment as an interim use as shown on the CDP;
- Waiver of Sect. 6-506 of the Zoning Ordinance to permit a district size of less than ten acres;
- Modification of Par. 14 of Sect. 17-201 of the Zoning Ordinance to allow for the installation of streetlights as specified in the Tysons Urban Design Guidelines;
- Waiver of Sect. 16-403 of the Zoning Ordinance requiring the submission of a Final Development Plan application associated with all site plans for the existing development and modifications to existing development; and for all public roadway plans and infrastructure improvement plans;
- Waiver of Par. 2 of Sect. 17-201 of the Zoning Ordinance requiring trails and bike trails as shown on the Comprehensive Trails Plan in favor of the on-street bike system shown on the CDP and as proffered;
- For RZ 2018-PR-021 only, waiver of Sect. 6-508 of the Zoning Ordinance to allow more than one-half of the publicly accessible open space to be accommodated above the street level as depicted on the CDP; and
- For RZ 2018-PR-021 only, modification of Sect. 10-104 of the Zoning Ordinance to increase the maximum allowable fence height up to 14 feet in height, or to that specifically shown on an approved FDP.

In a related action, the Planning Commission voted 8-0-2 (Commissioners Spain and Strandlie abstained from the vote, Commissioner Cortina was absent from the meeting,

and Commissioner Sargeant recused himself from the vote) to approve FDP 2018-PR-022, subject to the development conditions dated April 22, 2020.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

Stephen Gardner, Planner, DPD

Board Agenda Item  
May 12, 2020

3:30 p.m.

Public Hearing on PCA 84-L-083-02 (The United Community of Muslims of the United States of America) to Amend the Proffers for RZ 84-L-083, Previously Approved for a Warehouse and Storage Yard, to Permit a Place of Worship and Associated Modifications to Proffers and Site Design with an Overall Floor Area Ratio of 0.20, Located on Approximately 1.14 Acres of Land Zoned I-5 (Lee District)

This property is located on the E. side of Cinder Bed Rd., approx. 370 ft. S. of the Terminus of Cinder Bed Rd. Tax Map 99-2 ((1)) 20.

The Board of Supervisors deferred this public hearing at the March 24, 2020, meeting until April 14, 2020, at 2:30 p.m. On April 14, 2020, the Board of Supervisors deferred this public hearing to May 12, 2020, at 3:30 p.m.

PLANNING COMMISSION RECOMMENDATION:

On February 12, 2020, the Planning Commission voted 9-0 (Commissioners Clarke, Cortina, and Niedzielski-Eichner were absent from the meeting) to recommend to the Board of Supervisors the following actions:

- Approval of PCA 84-L-083-02, subject to the execution of proffered conditions consistent with those dated February 7, 2020;
- Waiver of peripheral parking lot landscaping requirements for the southern portion of the parking lot; and
- Modification of the transitional screening requirements along the portion of the northern property line in favor of that shown on the Generalized Development Plan.

ENCLOSED DOCUMENTS:

Planning Commission Verbatim Excerpt and Staff Report available online at:  
<https://www.fairfaxcounty.gov/planning-development/board-packages>

STAFF:

Tracy Strunk, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)  
Daniel Creed, Planner, DPD