

# Housing and Community Development Programs Overview

## Introduction

The Housing Overview describes the programs and projects operated by the Fairfax County Department of Housing and Community Development (HCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA), and the multiple sources of funds that support these activities.

As a County agency, HCD undertakes many programs on behalf of the Board of Supervisors to provide housing opportunities to low- and moderate-income residents and support to unsheltered or those facing homelessness. HCD also serves as the administrative arm of the FCRHA, a separate legal entity that was established in 1966 pursuant to Chapter 1, Title 36 of the Code of Virginia. FCRHA's roles include planning, design, production, rehabilitation, and maintenance of housing for households with low- and moderate-incomes, administering tenant-based and project-based voucher and rental subsidy programs, and assisting in the revitalization of neighborhoods. Eleven Commissioners are appointed to the FCRHA for four-year terms by the Board of Supervisors. A chairman and vice-chairman are then selected by a vote of the Commissioners.

Operations are supported by County funds, FCRHA revenue bonds, federal and state grants, private capital, revenue from program operations (e.g., developer fees, monitoring fees, tenant rents, and loan repayments), and investment income. These complex funding streams require the accounting of such activities through multiple funds. In FY 2026, HCD will administer nine funds for the County and FCRHA, as well as oversee the financial administration of 15 separate, legal partnerships. Some funds are appropriated by the Board of Supervisors, while others are appropriated by the FCRHA; however, all funds are presented in the budget documents to provide a complete financial overview. Of the nine funds administered by HCD, five are appropriated by the Fairfax County Board of Supervisors while four are non-appropriated funds that require legal appropriation by the FCRHA. These nine funds encompass all of HCD/FCRHA's operations with the exception of developments that are operated by outside management companies under contract with the FCRHA and/or are owned by the FCRHA in partnership with private investors. These properties are operated under separate legal partnerships, which HCD staff provide financial management for the accounting oversight, annual financial reporting, audit, and tax filings for these entities. See the individual housing fund narratives for more information.

FY 2026 anticipated expenditures supporting HCD and FCRHA activities total \$205,566,348 including \$42,510,751 in General Fund support, \$60,313,153 in other County appropriated funds, and \$102,742,444 in Non-County appropriated funds. The FY 2026 Advertised Budget Plan reflects an increase of \$21.3 million, or 11.6 percent, over the FY 2025 Adopted Budget Plan. This increase is primarily attributable to compensation increases, additional funding for affordable housing initiatives, including the redirection of an additional quarter-penny on the Real Estate Tax to Fund 30300, Affordable Housing Development and Investment, and increases in the Housing Choice Voucher program. Total revenue for FY 2026 is anticipated to be \$205,977,825, including federal/state sources of \$108,125,974, or 52.5 percent of the total. More detailed descriptions of FY 2026 funding levels may be found in the narratives for each fund. This Overview also provides summary information on the organization, staffing, and consolidated budget for the County's housing programs.

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## Mission

The Department of Housing and Community Development serves the people of Fairfax County by creating housing opportunities to promote inclusive and thriving communities. HCD has a vision where Fairfax County is a community everyone can afford to call home.

HCD staff also serve as staff to the Fairfax County Redevelopment and Housing Authority. At HCD, the organization operates effectively by treating each other and the community in alignment with the following values:

- Equity: Barriers are removed to provide access to opportunities
- Trust: Open communication is maintained and commitments are delivered
- Innovation: Creativity is encouraged to develop groundbreaking solutions
- Flexibility: Adaptability and evolution are embraced to meet new challenges

## Connection to the Countywide Strategic Plan

The Fairfax County Board of Supervisors adopted the first-ever Countywide Strategic Plan on October 5, 2021. The Countywide Strategic Plan serves as a road map to help guide future work, focusing on the 10 Community Outcome Areas that represent the issues of greatest importance to the community, and uses the County's One Fairfax equity policy to invest in people and places that have limited access to opportunity. On February 18, 2025, the third Annual Report on the work of the strategic plan was released to the public. The report contains point-in-time progress highlights for each of the community outcome areas, plus a number of additional initiatives to embed the elements of the plan within department-level work. The report also includes a Year Three Implementation Model, including five data dashboards and data stories that are being replicated across all of the outcome areas, which will engage hundreds of County subject-matter experts to identify and champion the specific strategies that will move forward to implementation under the direction of the County Executive's Steering Committee. For more information on the Countywide Strategic Plan, please visit [www.fairfaxcounty.gov/strategicplan](http://www.fairfaxcounty.gov/strategicplan). The Department of Housing and Community Development primarily supports the following Community Outcome Areas:



Community Outcome Area	Vision Statement
<b>Effective and Efficient Government</b>	<i>All people trust that their government responsibly manages resources, is responsive to their needs, provides exceptional services and equitably represents them.</i>
<b>Housing and Neighborhood Livability</b>	<i>All people live in communities that foster safe, enjoyable and affordable living experiences.</i>

# Housing and Community Development Programs Overview

**Focus** HCD connects with the residents of Fairfax County at their roots – their homes, neighborhoods, and communities. All HCD programs, activities, and services revolve around this important connection. There are four service areas:

- Affordable Housing Development, Preservation, and Real Estate Finance
- Affordable Housing Management
- Tenant Subsidies and Resident Services
- Housing Options to People Experiencing Homelessness and Other Vulnerable Populations

It should be noted that functions and programs cross these four service areas, making resource allocation to each service area challenging. It is possible, however, to highlight the main functions included in each service area.

## **Affordable Housing Development, Preservation, and Real Estate Finance**

HCD, as the administrative arm of the FCRHA, uses a variety of tools to develop new housing units and preserve existing units that are affordable to a range of low-and moderate-income households, helping to ensure a wider range of housing options for County residents. The FCRHA provides financing for the development and preservation of affordable housing units and facilitates the creation of additional affordable and workforce units by the private sector. Through rehabilitation of existing units, the FCRHA and HCD help people stay in their homes.

In 2018, the Fairfax County Board of Supervisors approved Phase I of the Communitywide Housing Strategic Plan, which established 25 strategies to start the process for expanding housing options for current and future County residents and workers. The Phase I Report identified a projected need of more than 62,000 new housing units at all income levels, including almost 15,000 new units for families earning 60 percent of Area Median Income (AMI) and below, by the year 2034. With the stagnation of federal funding for affordable housing development over the last several years, the burden to produce and preserve enough housing to meet the significant need of a growing population and workforce will fall to Fairfax County. In addition, the Fairfax County Board of Supervisors directed staff to develop Phase II recommendations for the number of housing units that should be developed by 2034, as well as the funding needed and other creative solutions to be used to deliver those units.

In 2019, the Affordable Housing Resources Panel (AHRP), a group of residents tasked by the Board of Supervisors to develop recommendations for Phase II of the Communitywide Housing Strategic Plan, presented its report to the Board of Supervisor’s Budget Policy Committee. Included among the AHRP’s recommendations were to: 1) produce a minimum of 5,000 new units affordable to households earning up to 60 percent of AMI over the next 15 years; this was changed in 2022, to be 10,000 units by 2034; 2) allocate the equivalence of an additional penny on the Real Estate Tax rate to support this production starting in FY 2021; 3) achieve no net loss of total “market affordable” rental units in Fairfax County.

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Adopted by the Board of Supervisors in April 2019, FY 2021 Budget Guidance directed staff to implement the Affordable Housing Resource Panel's (AHRP) Phase II recommendations as part of the Communitywide Housing Strategic Plan. Phase II of the plan requires action in five strategic categories:

- Need, new production goals, and resources;
- Preservation of affordable housing units;
- Land use policies and regulations;
- Institutional capacity; and,
- Community awareness and legislative priorities.

In FY 2025, total resources for affordable housing totaled more than \$353.6 million including County, federal, and all other revenue sources.

## **Affordable Housing Development Activities**

HCD, in conjunction with the FCRHA, facilitates the development of affordable housing by non-profit and for-profit developers through incentives, partnerships, and financing. The FCRHA issues an annual Notice of Funding Availability that sets forth a competitive application process for local, state, and federal funds for the development and preservation of affordable housing. The FCRHA also maintains and renovates the properties that it owns to ensure they can continue to serve low- and moderate-income families and individuals, as well as households with special needs.

Under the Virginia Public-Private Partnership Education Facilities Infrastructure Act (PPEA), the FCRHA identifies development partners to construct and operate affordable housing in all parts of the County. Under this authority, the FCRHA is able to execute long-term ground leases with development partners to privately finance redevelopment of underutilized public land for affordable housing, while creating new taxable value and ensuring the FCRHA has long-term control over the ground. For more information on specific projects, please visit the [Fairfax County Affordable Housing Dashboard](#).

## **Preservation of Affordable Housing**

In 2019, the Fairfax County Board of Supervisors and the FCRHA adopted a goal of "No Net Loss" of existing affordable housing to support the tracking and maintenance of existing affordable homes while simultaneously developing new affordable units. The Affordable Housing Preservation Task Force was created in 2020 to develop a comprehensive set of strategies to preserve affordable rental housing. The Board of Supervisors adopted the recommendations of the Affordable Housing Preservation Task Force in 2021, which reaffirmed the County's commitment to no net loss of market affordable housing and provided a suite of recommendations to further that goal. In FY 2022, HCD hired a Preservation Coordinator to focus on housing preservation and implement the Affordable Housing Preservation Task Force recommendations. As of the end of FY 2024, HCD financed 13 projects that preserved and/or extended the affordability of 2,137 affordable units.

## **Affordable Dwelling Unit Program**

The Affordable Dwelling Unit Program (ADU Program) is a mandatory program under the Fairfax County Zoning Ordinance that produces new for-sale or rental affordable units across the County. The ADU Program requires developers of new residential construction to set aside either 5 or 6.25 percent of units in a multi-family development and 12.5 percent of units in a single-family construction as ADUs in return for bonus density. The FCRHA has the right to acquire one-third of the for-sale ADUs to lease as rental units. The remaining for-sale ADUs are sold to low- or moderate-income households through the First-time Homebuyers Program. At the end of FY 2024, a total of 3,131

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units (1,455 rental and 1,676 for-sale) have been produced under the ADU program; the FCRHA acquired 195 of the for-sale units, which are maintained as permanent affordable housing.

## **Workforce Dwelling Unit Policy**

The Board of Supervisors established the Countywide and Tysons Workforce Dwelling Unit (WDU) Policy as an Appendix to the Policy Plan's Housing Element within the Comprehensive Plan. The WDU Policy is a proffer-based incentive system designed to encourage WDUs in the County's Mixed-Use Centers, including the Tysons Urban Center, Suburban Centers, Community Business Centers, and Transit Station Areas. The WDU Policy expects a minimum of 8 percent of all new rental units to be proffered as WDUs, serving income tiers from 60 to 120 percent of AMI. Through FY 2024, a total of 2,450 WDUs (2,319 rental and 131 for-sale) have been constructed.

## **Homeownership and Down Payment Assistance**

HCD helps low- and moderate-income families invest in Fairfax County by becoming homeowners. Renters are able to move along the housing continuum to affordable homeownership by purchasing cost-restricted for-sale units in HCD's ADU and WDU programs and/or receiving down payment assistance loans. HCD qualifies homebuyers for the programs and ensures compliance with program requirements.

In FY 2024, HCD supported 92 households in becoming new homeowners, including four new Housing Choice Voucher homeowners. Of these new homeowners, 81 households utilized down payment assistance loans made through the Community Development Block Grant (CDBG) program, totaling \$810,000. These federal funds are leveraged to further assist homebuyers in the purchase of an affordable home. The Homeownership Program also administered \$6,400,000 in Virginia Housing Sponsoring Partnerships & Revitalizing Communities (SPARC) funds. SPARC funds provide eligible homebuyers with a 1 percent decrease to the Virginia Housing interest rates. A total of \$974,405 in FCRHA Equity Share was contributed to the Housing Trust Fund from the sale of six ADUs in the extended control period.

## **Affordable Housing Management**

HCD manages and maintains the FCRHA's stock of affordable housing units. Effective management and maintenance of the properties benefit both the residents, who deserve safe and well-kept housing, and the surrounding community through the successful integration of the units within the County's neighborhoods. Funding challenges persist as rents paid by tenants are growing at a slower rate than expenses, and additional federal resources are unlikely. HCD moving to a full portfolio third-party management platform has helped to maintain cost efficiencies to offset lower resources.

## **FCRHA Rental Housing Programs**

The Rental Housing Program includes properties owned by the FCRHA, as well as properties owned by limited partnerships affiliated with the FCRHA. In addition, it encompasses units owned by the FCRHA and operated under Rental Assistance Demonstration (RAD). Rental properties for low-income families are managed in Fund 81400, FCRHA Asset Management, and Fund 81510, Housing Choice Voucher (HCV). A total of 16,896 individuals were housed through the HCV, RAD – Project-Based Voucher (PBV), and Fairfax County Rental Programs in FY 2024. 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.

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## **Affordable Senior Housing and Assisted Living**

HCD and the FCRHA provide 505 affordable independent senior living rental apartments in Fairfax, Herndon, Springfield, and Alexandria. While most senior communities serve persons ages 62 and older, the FCRHA also has two communities serving persons ages 55 and older. In addition, 112 beds of licensed assisted living at Braddock Glen Assisted Living (Braddock District) and at Lincolnia Assisted Living (Mason District) offer housing assistance to individuals in need of long-term support and care.

## **Home Repair for the Elderly**

The Home Repair for the Elderly (HREP) program assists elderly residents with basic home repairs, thereby enabling them to remain in their homes safely and helping to preserve older neighborhoods. In FY 2024, 202 household repairs were completed.

## **Tenant Subsidies and Resident Services**

HCD facilitates the provision of decent, safe, and affordable housing in the private market for low-income families. Tenant subsidies are impacted by changes in federal policy and funding, as well as local rental market dynamics. Low- and extremely low-income families often face barriers to obtaining private market rate housing, such as poor credit, lack of affordable childcare, and lack of transportation options. HCD staff work with other County and non-profit service providers to help families overcome these barriers through service coordination and information sharing.

## **Housing Choice Voucher Program**

Participants in the HCV Program receive financial assistance to rent private 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. Federal funds pay the difference between the fair market rent and the amount the tenant can pay based on the tenant's income. A total of 4,407 vouchers are authorized by the U.S. Department of Housing and Urban Development (HUD). These along with the 1,060 units in the RAD-PBV program, total 5,467 federally subsidized units.

## **State Rental Assistance Program; Tenant-Based Rental Assistance Program**

Under the State Rental Assistance Program (SRAP), 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, 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. As of June 30, 2024, the FCRHA was serving 152 eligible households under SRAP.

The FCRHA and HCD also use federal HOME Investment Partnerships Program (HOME) funding to provide Tenant-Based Rental Assistance (TBRA) vouchers. This program serves homeless populations and persons with special needs. As of June 30, 2024, the FCRHA was serving 52 eligible households with TBRA vouchers.

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## **Rental Subsidy and Services Program**

The Rental Subsidy and Services Program is designed for rental subsidies or capital for the acquisition of additional affordable units to address homelessness. The program is funded, subject to annual allocation, with program income from the County-owned Wedgewood Apartments property in Fund 30300, Affordable Housing Development and Investment. The program is run by Northern Virginia Family Service (NVFS) and provides rental subsidies and an array of supportive services to program participants. NVFS began their second contract to operate the program in FY 2022, with a total of 189 households under lease in FY 2024. The average income of all households served by the program was \$13,015, which is considered extremely low-income. As part of the Communitywide Housing Strategic Plan, HCD and other County partners are working collaboratively to ensure the program is serving those with the greatest need.

## **Family Self-Sufficiency**

HCD administers the Family Self-Sufficiency (FSS) program and receives grant funding each year from HUD for two FSS case managers. This program provides self-sufficiency case management to participants of the Housing Choice Voucher Program (including residents in RAD-PBV units) and assists them with building an escrow account to be used once they graduate. Once participants complete their goals, graduates can choose how they use their escrow accounts, either to help purchase a home or pay off student debt. In FY 2024, the FSS program served 113 households.

## **Housing Options to People Experiencing Homelessness and Other Vulnerable Populations**

The Office to Prevent and End Homelessness (OPEH) manages, coordinates, and monitors day-to-day implementation of the Fairfax-Falls Church community's homelessness strategies and the operation of many of the homeless services provided by the County. The following programs provide housing options for people experiencing, or at-risk of, homelessness and other vulnerable populations.

## **Emergency Eviction Prevention Funds**

Social workers from the Department of Family Services (DFS), as well as Coordinated Services Planning (CSP) staff from the Department of Neighborhood and Community Services, access emergency eviction prevention funds to assist persons who are at-risk of becoming homeless. Families and individuals who contact the CSP staff are assessed for eligibility and may be assisted directly by utilizing these County funds or referred to a community-based non-profit partner.

## **Emergency Shelters and Housing Crisis Response**

The County contracts with non-profit organizations to provide emergency shelter and services to individuals and families. Through a housing crisis response system, Fairfax County assists people experiencing, or at-risk of, homelessness to quickly resolve their crisis and find housing stability. Services include homelessness prevention and rapid rehousing assistance; case management while in the shelter; food, laundry, clothes, and other basic needs; and outreach to unsheltered individuals.

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Funding was approved as part of the 2016 Human Services and Community Development bond to renovate or replace four of the County's shelters, which can no longer adequately meet emergency needs of homeless families and individuals in the community. The Bailey's Crossroads Community Shelter, now called the Baileys Shelter and Supportive Housing Facility, was the first shelter to be renovated and expanded with this bond funding and opened in 2019. The new building includes not only emergency shelter beds, but new Medical Respite Program beds, new permanent supportive housing units, and a more modern, accessible facility with larger, more flexible spaces that can be used for multiple purposes. Three additional shelters are slated for renovation or replacement in the coming years: Eleanor U. Kennedy Shelter, Embry Rucker Community Shelter, and Patrick Henry Family Shelter.

## Permanent Supportive Housing

Permanent supportive housing residences like Mondloch Place, for formerly homeless single adults, and Kate's Place, for families with children under the age of 18, expand critical affordable housing opportunities to individuals at the lowest end of the economic spectrum and those with the greatest need.

## Hypothermia Prevention Program

Additional sheltering is provided during the winter months as the need for shelter for single individuals is greater than the capacity of the main emergency shelters. The goal of the program is to prevent death or injury among the homeless adult population during the coldest months, while maintaining a safe environment for the participants, staff, and volunteers. The COVID-19 pandemic brought significant challenges to the program as many faith-based communities were unable to support the program as they had in years past. While houses of worship are still available for shelter locations, there are fewer volunteers that are willing or able to participate. As a result, the County, through non-profit contracts, is providing more staff to sustain program operations.

## Residential Operations

OPEH provides support to human services residential sites by managing leasing arrangements, as well as providing maintenance and repairs, for approximately six emergency shelter facilities, 39 emergency shelter apartments, three permanent supportive housing facilities, and 64 Fairfax-Falls Church Community Services Board residential program sites serving consumers throughout the County. A collaborative approach among OPEH and other Fairfax County agencies focuses on maximizing and effectively managing physical resources to sustain and support programs where service demand requires it.

## Performance Measurement Results by Community Outcome Area

HCD programs work to implement the Board of Supervisors' Affordable Housing Goal in the Countywide Strategic Plan that "All people live in communities that foster safe, enjoyable, and affordable living experiences" and the FCRHA goal to "preserve, expand, and facilitate affordable housing opportunities in Fairfax County." These goals will be achieved by providing affordable housing preservation and development; offering technical assistance; arranging financing services in conjunction with the FCRHA, for-profit, and non-profit community partners including those operating units for individuals/families facing homelessness; managing and maintaining quality affordable rental housing; administering rental housing subsidies in accordance with federal regulations and local policies; expanding the availability of permanent supportive housing units; and providing homeownership opportunities to eligible households.

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## Effective and Efficient Government

### Senior Housing Programs

Objective: To maintain an Assisted Living occupancy rate of 95 percent or higher and to maintain an Independent Living occupancy rate of 96 percent or higher, while maintaining a customer satisfaction rating of 95 percent or higher.

A total of 109 individuals were housed at two assisted living developments with 112 beds (Braddock Glen and the Lincolnia Senior Center and Residence), achieving a 97 percent occupancy rate and exceeding the target. The FY 2024 Assisted Living cost per client of \$48,868 was lower than the estimated target and the customer satisfaction rate was higher than estimated with both communities using the past year to focus on client satisfaction and engagement.

In the Independent Living programs, a total of 494 individuals were housed, and the cost per client was \$12,643. The total occupancy rate was 89 percent in FY 2024 and has dropped due to the planned renovation of Little River Glen. The occupancy rate is expected to increase as the renovation is completed and new units are leased. The overall Independent Living customer satisfaction rating was 95 percent and this increase is attributable to onsite management increasing resident engagement.

Indicator	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2024 Actual	FY 2025 Estimate	FY 2026 Estimate
<b>Effective and Efficient Government</b>						
<b>Customer Satisfaction with County Services</b>						
Assisted Living clients housed <sup>1</sup>	104	107	108	109	109	109
Independent Living individuals housed <sup>2</sup>	472	459	478	494	470	495
Assisted Living cost per client <sup>3</sup>	\$48,965	\$50,642	\$51,000	\$48,868	\$52,000	\$52,000
Independent Living cost per client	\$9,169	\$10,717	\$10,500	\$12,643	\$12,000	\$12,000
Assisted Living occupancy rate	92%	95%	95%	97%	96%	96%
Independent Living occupancy rate	90%	95%	92%	89%	95%	95%
Assisted Living overall customer satisfaction rating	90%	86%	92%	95%	93%	95%
Independent Living overall customer satisfaction rating	91%	90%	95%	95%	95%	95%

<sup>1</sup> Refers to the average number of beds in use in a month.

<sup>2</sup> Refers to the highest monthly number of households served in all senior independent living units, including those managed by the FCRHA and properties managed by third-party firms under contract with the FCRHA.

<sup>3</sup> Includes all operating costs except major capital expenditures.

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## Homeownership

Objective: To facilitate the purchase of homes in the County's inclusionary housing programs by low- and moderate-income households.

In FY 2024, the total number of homeownership units increased to 1,636. This represents all affordable homeownership units produced through the County's inclusionary housing programs, including Affordable Dwelling Units and Workforce Dwelling Units, under covenant or contract and managed by the program. A total of 92 new households achieved homeownership with assistance from FCRHA programs. In FY 2024, the average ADU sales price was \$254,931 and the average household income of homebuyers was \$80,071. For WDUs, the average sales price was \$380,775 and the average household income of homebuyers was \$105,403.

Indicator <sup>1</sup>	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2024 Actual	FY 2025 Estimate	FY 2026 Estimate
<b>Effective and Efficient Government</b>						
<b>Customer Satisfaction with County Services</b>						
Total affordable homeownership units <sup>2</sup>	1,528	1,577	1,550	1,636	1,693	1,752
New homebuyers	71	86	40	92	90	90
Average income of ADU homebuyers, household size of four <sup>3</sup>	\$63,459	\$68,947	\$55,000	\$80,071	\$82,473	\$84,947
Average income of WDU homebuyers, household size of four <sup>3</sup>	NA	NA	NA	\$105,403	\$108,565	\$111,822

<sup>1</sup> Beginning in FY 2026 HCD revised the performance measures for Homeownership to align program objectives with projected outcomes. Data has been provided for previous fiscal years; however, for the Average income of WDU homebuyers, household size of four indicator, data collection started in FY 2024 so previous years are not available.

<sup>2</sup> Includes all ADU, WDU, and other affordable homeownership units, homeownership loans requiring ongoing compliance monitoring, and Housing Choice Voucher homeowners.

<sup>3</sup> Beginning in FY 2025, the goal for average income is based on HUD's AMI for a family of four. The maximum AMI for an ADU is 70 percent and maximum for a WDU is 120 percent.

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## Housing and Neighborhood Livability

### Affordable Housing Preservation and Production

Objective: To leverage County and FCRHA resources to develop and preserve units to meet the stated goal of 10,000 net new units by 2034.

The Board of Supervisors, in partnership with the FCRHA, is using a variety of innovative techniques to both 1) deliver new, affordable homes that add value to neighborhoods and 2) preserve existing affordable communities. In FY 2024, 16.34 acres of public land were conveyed to the FCRHA by the Board of Supervisors for the creation of affordable housing. Federal, state, private, and local tax funding from the Board of Supervisors was used to finance several new affordable communities and preserve affordable homes. Private industry partners, including developers, financial institutions, and non-profit organizations play an essential role in creating affordable opportunities. Fairfax County guarantees affordable housing units for decades to come via ground leases, loan agreements, deed covenants, and a variety of other means.

Community Outcome Area <sup>1</sup>	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2024 Actual	FY 2025 Estimate	FY 2026 Estimate
<b>Housing and Neighborhood Livability</b>						
<b>Adequate Quantity and Availability of Housing</b>						
Affordable Housing Units Preserved <sup>2</sup>	NA	259	525	425	100	100
Local Funding Investment per Unit Preserved <sup>3</sup>	NA	\$57,915	\$50,000	\$38,000	\$50,000	\$50,000
Affordable Housing Units Produced <sup>4</sup>	NA	640	509	429	390	371
Local Funding Investment per Unit Produced <sup>3,5</sup>	NA	\$28,350	\$85,000	\$82,460	\$85,000	\$95,000

<sup>1</sup> The Affordable Housing Preservation and Production performance measures were included for the first time in FY 2025. Data collection started in FY 2023, so FY 2022 data is not available.

<sup>2</sup> Refers to rental units that were placed under new rental restrictions or developed to replace affordable units. Units are counted at the time of financial closing.

<sup>3</sup> Local funding is appropriated by the Board of Supervisors in Fund 30300, Affordable Housing Development and Investment and Fund 40300, Housing Trust.

<sup>4</sup> Refers to rental or for-sale units affordable up to 80 percent of AMI. Units are counted at the time they are delivered and placed in service.

<sup>5</sup> Estimated local funding per unit produced is consistent with the Countywide Housing Strategic Plan and results will vary from year to year.

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## Fairfax County Rental Program

Objective: To maintain an overall occupancy rate of 97 percent or higher for Fairfax County Rental Program multi-family properties.

In FY 2024, there were 2,119 housing units in FCRP, and 6,864 individuals were housed. The occupancy rate was 94 percent, which did not meet the target, but does reflect 57 vacant units at Stonegate as the property prepares for renovation and relocation of existing residents. The average household income served was \$48,578 for HCD-managed properties, or 36 percent of the AMI for a family of three, which meets the HUD definition of very low-income or goal of serving households with incomes at or below 40 percent of the AMI. Ninety-six percent of re-certifications, excluding active senior properties, were conducted on time.

Indicator	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2024 Actual	FY 2025 Estimate	FY 2026 Estimate
<b>Housing and Neighborhood Livability</b>						
<b>Adequate Quantity and Availability of Housing</b>						
Number of units in program <sup>1</sup>	2,121	2,009	2,121	2,119	2,029	2,187
Average income served as a percentage of Area Median Income	43%	34%	43%	48%	43%	45%
Percent on-time re-certifications <sup>2</sup>	97%	95%	97%	96%	97%	97%
Occupancy rate FCRP	97%	97%	97%	94%	97%	96%

<sup>1</sup> Includes all FCRP and Partnerships Properties multi-family units, the Woodley Hills mobile home park, and the Coan Pond working singles residences. Does not include senior housing properties and certain special needs programs.

<sup>2</sup> Measure includes all FCRHA-managed FCRP multi-family rental properties, excluding active senior properties.

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## Housing Choice Voucher and RAD-PBV

Objective: To obtain a Serving Substantially the Same (STS) rate of 100 percent or higher for the federal HCV and RAD-PBV programs, thereby indicating that the Fairfax County Redevelopment and Housing Authority, a Moving to Work agency, is serving substantially the same number of households as it did prior to becoming an MTW agency. In FY 2024, the STS rate was lower than anticipated due to RAD-PBV units and other units not being leased. This was a result of several ongoing property renovations that led to delays of leasing units at those properties. The FCRHA continues to take measures to ensure all vouchers are fully utilized and properties are fully leased.

The HCV and RAD-PBV programs did not exceed the target for FY 2024. This income level is approximately 14 percent of the AMI for a family of two, thereby meeting the HUD definition of extremely low-income.

Indicator	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2024 Actual	FY 2025 Estimate	FY 2026 Estimate
<b>Housing and Neighborhood Livability</b>						
<b>Adequate Quantity and Availability of Housing</b>						
Average income served as a percentage of Area Median Income	17%	16%	25%	14%	25%	25%
Percent on-time inspections	82.0%	100.0%	95.0%	97.0%	95.0%	95.0%
Percent on-time re-certifications	99.0%	93.0%	95.0%	81.6%	97.0%	97.0%
Serving Substantially the Same (STS) <sup>1</sup>	97%	95%	100%	93%	100%	100%

<sup>1</sup> As part of the requirements for being a MTW agency, every year HUD reviews the FCRHA's leasing data to determine whether it is serving substantially the same number of households as it did prior to becoming a MTW agency. If the FCRHA is not serving the same number of households as when it became a MTW agency, the FCRHA must inform HUD of their plan or what corrective action will be taken to meet the requirement.

# Housing and Community Development Programs Overview

## **Office to Prevent and End Homelessness**

Objective: To prevent homelessness whenever possible, or if it cannot be prevented, to quickly connect people experiencing homelessness to permanent housing with the services and support they need to help them achieve and maintain housing stability.

OPEH manages and coordinates services to help people experiencing homelessness or at-risk for homelessness regain housing stability with services including street outreach, emergency shelters, hypothermia prevention, homelessness prevention and rapid rehousing, and permanent supportive housing. OPEH, along with other County agencies and non-profit partners, supported by local, state, and federal funding, have worked to increase the number of persons exiting the County’s shelters to permanent housing. A Housing First approach, along with the use of federal housing vouchers, rapid rehousing, permanent supportive housing, and the RSSP program resources are important to this effort. OPEH also serves as the lead for the Continuum of Care in partnership with other County agencies, non-profits, faith and business communities, and those with lived experience of homelessness to achieve the vision that every person in the community can access and maintain safe and affordable housing.

The homeless services continuum of programs works to prevent homelessness when possible and move individuals experiencing homelessness rapidly into permanent housing. This work is challenging due to the inadequate supply of affordable housing, particularly for households with extremely low incomes. Additional permanent housing programs and support services will also be sought to improve outcomes for the homeless in the community. The annual Point-in-Time count for January 2024 was 1,278 individuals facing homelessness, or 32 less individuals counted than in 2023. Comparatively, the number of both adult only households and households with children receiving services increased from 2023.

Additional information on homelessness service provisions, including the annual Point-in-Time Homelessness Count, can be found at: <https://www.fairfaxcounty.gov/homeless/point-time-count-2024>.

Indicator <sup>1</sup>	FY 2022 Actual	FY 2023 Actual	FY 2024 Estimate	FY 2024 Actual	FY 2025 Estimate	FY 2026 Estimate
<b>Housing and Neighborhood Livability</b>						
<b>Preventing and Ending Homelessness</b>						
Annual Point-in-Time Homelessness Count <sup>2</sup>	1,191	1,310	NA	1,278	1,304	1,330
Adult Only Households Served	2,628	2,573	NA	2,653	2,706	2,760
Households with Children Served	2,370	2,727	NA	2,751	2,806	2,862
Exits - Adults Only Households <sup>3</sup>	1,929	1,974	NA	1,912	1,950	1,989
Exits - Households with Children <sup>3</sup>	1,018	1,187	NA	1,271	1,296	1,361

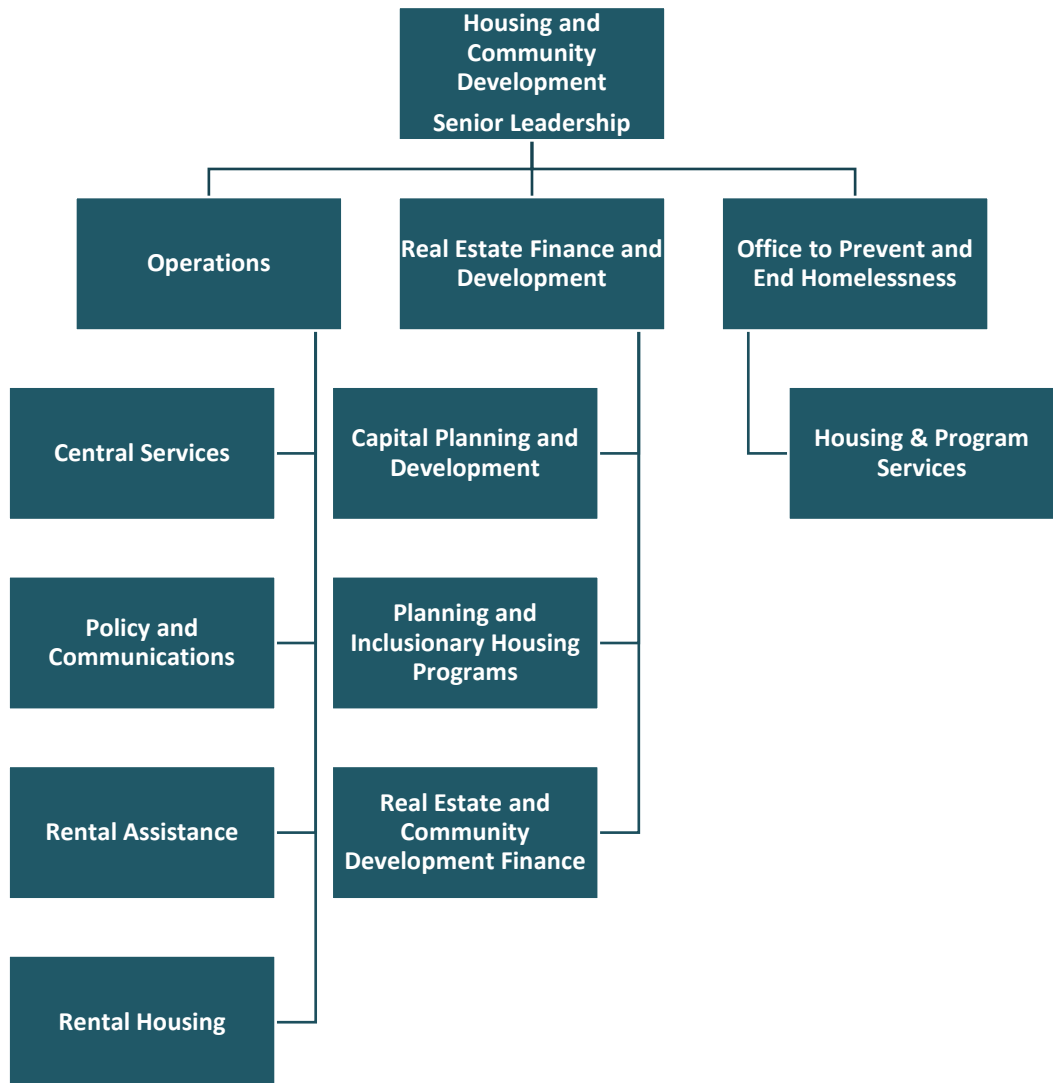
<sup>1</sup> These performance measures are included for the first time in the [FY 2026 Advertised Budget Plan](#).

<sup>2</sup> The Annual Point-in-Time Homelessness Count is performed on a calendar year basis.

<sup>3</sup> An exit is defined as when a household leaves shelter services by either stopping services or transitioning to alternative housing options.

# Housing and Community Development Programs Overview

## Organizational Chart



# Housing and Community Development Programs Overview

## Budget and Staff Resources

### Program Area Summary by Fund

Category	FY 2024 Actual	FY 2025 Adopted Budget Plan	FY 2025 Revised Budget Plan	FY 2026 Advertised Budget Plan
<b>FUNDING</b>				
<b>County Appropriated Funds</b>				
<b>Operating:</b>				
Department of Housing and Community Development	\$33,969,446	\$36,965,654	\$43,499,291	\$42,510,751
<b>Total Operating Expenditures</b>	<b>\$33,969,446</b>	<b>\$36,965,654</b>	<b>\$43,499,291</b>	<b>\$42,510,751</b>
<b>Capital:</b>				
30300 Affordable Housing Development and Investment	\$16,266,348	\$38,118,750	\$155,900,379	\$48,641,801
40300 Housing Trust	1,140,550	4,211,206	29,515,061	1,597,669
<b>Total Capital Expenditures</b>	<b>\$17,406,898</b>	<b>\$42,329,956</b>	<b>\$185,415,440</b>	<b>\$50,239,470</b>
<b>Total County Appropriated Fund Expenditures</b>	<b>\$51,376,344</b>	<b>\$79,295,610</b>	<b>\$228,914,731</b>	<b>\$92,750,221</b>
<b>Federal/State Support:</b>				
50800 Community Development Block Grant	\$4,395,252	\$5,682,469	\$14,935,155	\$7,656,674
50810 HOME Investment Partnerships Program	2,125,570	2,385,371	13,447,896	2,417,009
81500 Housing Grants and Projects	2,653,014	3,393,060	3,737,716	4,312,345
81510 Housing Choice Voucher Program	78,717,936	89,207,253	93,818,756	94,018,880
<b>Total Federal/State Support</b>	<b>\$87,891,772</b>	<b>\$100,668,153</b>	<b>\$125,939,523</b>	<b>\$108,404,908</b>
<b>FCRHA Generated Funds:</b>				
81000 FCRHA General Operating	\$2,913,321	\$3,922,547	\$23,720,519	\$4,121,979
81400 FCRHA Asset Management	1,270,834	374,345	143,470,489	289,240
<b>Total FCRHA Funds</b>	<b>\$4,184,155</b>	<b>\$4,296,892</b>	<b>\$167,191,008</b>	<b>\$4,411,219</b>
<b>TOTAL, ALL SOURCES</b>	<b>\$143,452,271</b>	<b>\$184,260,655</b>	<b>\$522,045,262</b>	<b>\$205,566,348</b>
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>				
Regular	108 / 108	110 / 110	108 / 108	108 / 108
Grant	74 / 74	74 / 74	79 / 79	77 / 77
<b>Total Positions</b>	<b>182 / 182</b>	<b>184 / 184</b>	<b>187 / 187</b>	<b>185 / 185</b>

## Position Detail

The FY 2026 Advertised Budget Plan includes the following positions:

ORGANIZATIONAL MANAGEMENT & DEVELOPMENT - 46 Positions			
General Fund			
1	Director	1	Contract Analyst III
1	Deputy Director	2	Financial Specialists III
1	Administration & Policy Division Director	1	Management Analyst III
3	HCD Assistant Division Directors	1	Business Analyst II
1	Finance Manager	1	Housing/Community Developer III
1	Info. Tech. Program Manager I	1	Human Resources Generalist II
1	Equity Manager	2	Accountants II
1	Housing/Community Developer V	1	Financial Specialist II
1	Programmer Analyst III	1	Information Officer II
1	Business Analyst III	1	Information Technology Tech II
3	Financial Specialists IV	1	Accountant I
3	Housing/Community Developers IV	2	Administrative Assistants V
1	Housing Services Specialist V	4	Administrative Assistants IV
1	Accountant III	2	Administrative Assistants III
1	Communications Specialist III		

# Housing and Community Development Programs Overview

<b>FCRHA (Fund 81000)</b>			
1	Planner V	1	Accountant III
1	Management Analyst III	1	Accountant II
<b>RENTAL HOUSING PROPERTY MANAGEMENT - 14 Positions</b>			
<b>General Fund</b>			
2	HCD Division Directors	1	Housing/Community Developer V
1	Management Analyst IV	1	Housing/Community Developer II
<b>FCRHA (Fund 81000)</b>			
3	Housing/Community Developers IV	1	Accountant III
1	Housing Services Specialist V	1	Management Analyst II
2	Management Analysts III	1	Administrative Assistant IV
<b>HOMEOWNERSHIP PROGRAM - 4 Positions</b>			
<b>CDBG (Fund 50800)</b>			
3	Housing/Community Developers II		
<b>FCRHA (Fund 81000)</b>			
1	Housing/Community Developer III		
<b>REAL ESTATE FINANCE AND COMMUNITY DEVELOPMENT - 36 Positions</b>			
<b>General Fund</b>			
1	Deputy Director	3	Housing/Community Developers V
1	Real Estate Finance Manager	6	Housing/Community Developers IV
1	HCD Division Director	1	Housing Services Specialist IV
1	HCD Assistant Division Director	1	Administrative Assistant V
4	Project Coordinators	1	Administrative Assistant IV
<b>CDBG (Fund 50800)</b>			
1	Housing/Community Developer V	1	Management Analyst I
2	Housing/Community Developers IV	1	Senior Maintenance Supervisor
0	Housing Services Specialists IV [-1]	3	General Building Maintenance Workers II
1	Accountant III	0	Administrative Assistants IV [-1]
1	Management Analyst II	1	Administrative Assistant III
<b>FCRHA (Fund 81000)</b>			
1	Housing/Community Developer V	1	Housing/Community Developer III
2	Housing/Community Developers IV	1	Planning Technician II
<b>AFFORDABLE RENTAL HOUSING SUBSIDIES - 57 Positions</b>			
<b>Housing Choice Voucher (Fund 81510)</b>			
3	Housing Community Developers V	1	Management Analyst II
4	Housing Services Specialists V	1	Human Services Coordinator II
1	Housing Services Specialist IV	3	Administrative Assistants IV
7	Housing Services Specialists III	4	Administrative Assistants III
31	Housing Services Specialists II	1	Human Services Assistant
1	Financial Specialist II		
<b>GRANTS MANAGEMENT - 6 Positions</b>			
<b>HOME Fund (50810)</b>			
1	Housing/Community Developer IV	1	Housing Services Specialist II
<b>Housing Grants and Projects (Fund 81500)</b>			
1	Housing Services Specialist III	3	Housing Services Specialists II
<b>OFFICE TO PREVENT AND END HOMELESSNESS - 22 Positions</b>			
<b>General Fund</b>			
1	Deputy Director	1	Housing Services Specialist III
1	HCD Assistant Division Director	1	Contract Analyst II
1	Management Analyst IV	2	Business Analysts I
1	Housing/Community Developer V	1	Management Analyst II
1	Financial Specialist IV	1	Senior Maintenance Supervisor
1	Housing/Community Developer IV	2	Gen. Bldg. Maintenance Workers II
1	Business Analyst III	1	Administrative Assistant IV
5	Management Analysts III	1	Gen. Bldg. Maintenance Worker I
-	<b>Denotes Abolished Position(s)</b>		

# Housing and Community Development Programs Overview

## Housing Fund Structure

### County General Fund

- Fund 10001, General Operating - This fund supports positions in Agency 38, HCD, and provides limited support for expenses such as administrative and maintenance staff costs, as well as a portion of condominium fees for certain FCRHA-owned units, limited partnership real estate taxes, the operation of FCRHA-owned affordable housing for the low- and moderate-income elderly population of the County and building maintenance. OPEH is responsible for the day-to-day oversight and management of the Ten-Year Plan to Prevent and End Homelessness in the Fairfax-Falls Church community, and the management, oversight, and operation of many of the homeless services provided by the County.

### FCRHA General Operating

- Fund 81000, FCRHA General Operating - This fund includes all FCRHA revenues generated by rental income, financing fees earned from issuance of bonds, monitoring and service fees charged to developers, investment income, project reimbursements, consultant fees, ground rents on land leased to developers and office space leased to County agencies. Revenues support operating expenses for the administration of private activity bonds, Home Improvement Loan Program (HILP) loan processing staff, and other administrative costs, which crosscut all programs and activities managed by the FCRHA.

### Capital Projects

This fund provides County support for both affordable housing and limited community revitalization capital projects.

- Fund 30300, Affordable Housing Development and Investment - Designed to provide funds to quickly and significantly impact the availability of affordable housing in the County within established criteria. Fund 30300 also supports the Rental Subsidy and Services Program.

### Special Revenue Funds

These funds include housing programs which have a variety of sources of revenue, including rental income, federal or state support, bank funds, or proffered contributions.

- Fund 40300, Housing Trust - Utilizes proffered contributions from private developers, County contributions, and investment earnings to encourage the preservation, development, and redevelopment of affordable housing by the FCRHA, non-profit sponsors, and the private sector.
- Fund 50800, Community Development Block Grant - Federal grant that is used to conserve and upgrade neighborhoods through the provision of public facilities, support for community services, and stimulation of development of low- and moderate-income housing.
- Fund 50810, HOME Investment Partnerships Program - Federal grant program that supports provision of affordable housing through acquisition, rehabilitation, new construction, and tenant-based rental assistance.

### FCRHA Asset Management

- Fund 81400, FCRHA Asset Management – This fund was established to consolidate the management and oversight of the County’s rental program following the shift to third-party management in FY 2022.

# Housing and Community Development Programs Overview

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## **FCRHA Grants and Projects Fund**

- Fund 81500, Housing Grants and Projects – This fund administers grants awarded to the FCRHA.

## **Federal Section 8 Rental Assistance**

- Fund 81510, Housing Choice Voucher Program - Provides federal housing rental assistance to families with low incomes to assist them in leasing housing in the private marketplace. A portion of rent payments is provided by HUD, through HCD, and is calculated under various formulas, incorporating family income and the fair market rent for various types of housing in the Washington Metropolitan Area. The FCRHA administers the program, providing rental vouchers to eligible participants and rental subsidies to certain housing developments.

# Housing and Community Development Programs Overview

## CONSOLIDATED FUND STATEMENT

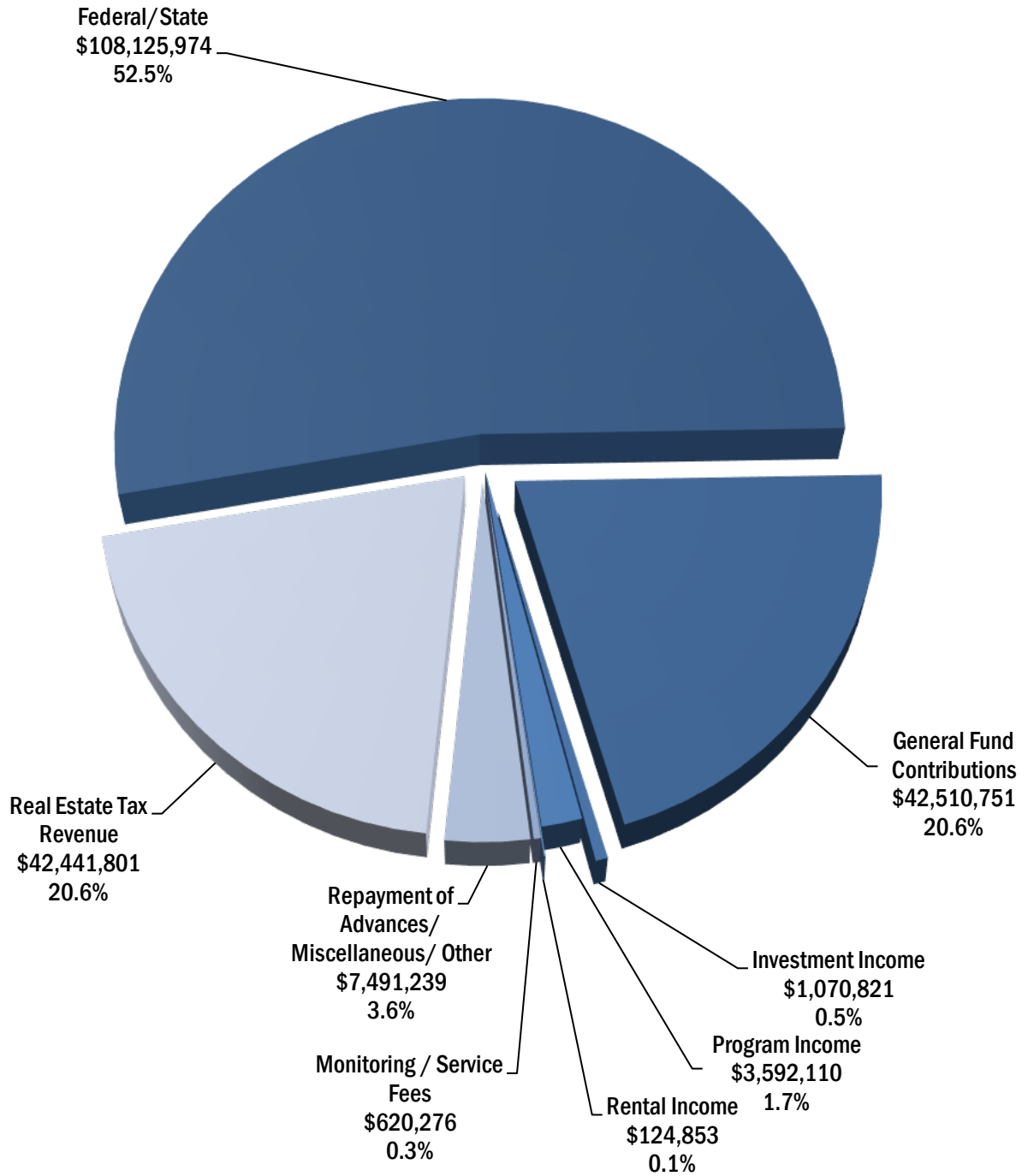
Category	FY 2024 Actual	FY 2025 Adopted Budget Plan	FY 2025 Revised Budget Plan	FY 2026 Advertised Budget Plan
<b>Beginning Balance</b>	<b>\$180,145,191</b>	<b>\$56,492,697</b>	<b>\$238,040,833</b>	<b>\$69,552,706</b>
<b>Revenue:</b>				
Federal/State	\$97,129,053	\$100,167,311	\$124,454,790	\$108,125,974
General Fund Contributions	49,469,446	36,965,654	43,499,291	42,510,751
Program Income	6,899,207	5,978,819	5,938,103	3,592,110
Rental Income	155,965	151,000	151,000	124,853
Investment Income	2,384,858	1,009,206	1,009,206	1,070,821
Monitoring/Service Fees	746,341	379,340	379,340	620,276
Proffered Contributions	1,737,623	0	0	0
Real Estate Tax Revenue	31,362,736	32,318,750	32,318,750	42,441,801
Miscellaneous/Other	11,744,373	7,267,909	145,869,655	7,491,239
<b>Total Revenue</b>	<b>\$201,629,602</b>	<b>\$184,237,989</b>	<b>\$353,620,135</b>	<b>\$205,977,825</b>
<b>Total Available</b>	<b>\$381,774,793</b>	<b>\$240,730,686</b>	<b>\$591,660,968</b>	<b>\$275,530,531</b>
<b>Expenditures:<sup>1</sup></b>				
Personnel Services	\$16,925,053	\$20,669,465	\$20,669,465	\$21,842,088
Operating Expenses	99,497,685	110,359,416	138,336,452	119,703,496
Capital Equipment	4,688	89,878	10,658,038	89,878
Grant Projects	9,173,836	11,460,900	32,120,767	14,386,028
Capital Projects	18,266,310	42,329,956	320,909,500	50,239,470
Recovered Costs	(415,301)	(648,960)	(648,960)	(694,612)
<b>Total Expenditures</b>	<b>\$143,452,271</b>	<b>\$184,260,655</b>	<b>\$522,045,262</b>	<b>\$205,566,348</b>
<b>Transfers Out:</b>				
Consolidated County and Schools Debt Service (20000) <sup>2</sup>	\$281,689	\$0	\$63,000	\$0
<b>Total Transfers Out</b>	<b>\$281,689</b>	<b>\$0</b>	<b>\$63,000</b>	<b>\$0</b>
<b>Total Disbursements</b>	<b>\$143,733,960</b>	<b>\$184,260,655</b>	<b>\$522,108,262</b>	<b>\$205,566,348</b>
<b>Ending Balance</b>	<b>\$238,040,833</b>	<b>\$56,470,031</b>	<b>\$69,552,706</b>	<b>\$69,964,183</b>

<sup>1</sup> Expenditure designations are based on fund category, for example, Fund 30300, Affordable Housing Development and Investment, is included in Capital Projects although some funding is used to support Operating Expenses. Fund 81060, FCRHA Internal Service, was included as a separate housing fund beginning in FY 1998. Revenues and expenditures for this fund are included in the Consolidated Fund Statement, but do not increase total funding available to the agency. As such, this funding is netted out of the Program Area Summary by Fund.

<sup>2</sup> A Transfer Out to Fund 20000, Consolidated County and Schools Debt Service, from Fund 40300, Housing Trust, is related to the Lincolnia Senior Center project. Per the terms of the bond documents, bond proceeds available after the payment of construction related costs are to be transferred to offset debt service expenses for the project.

# Housing and Community Development Programs Overview

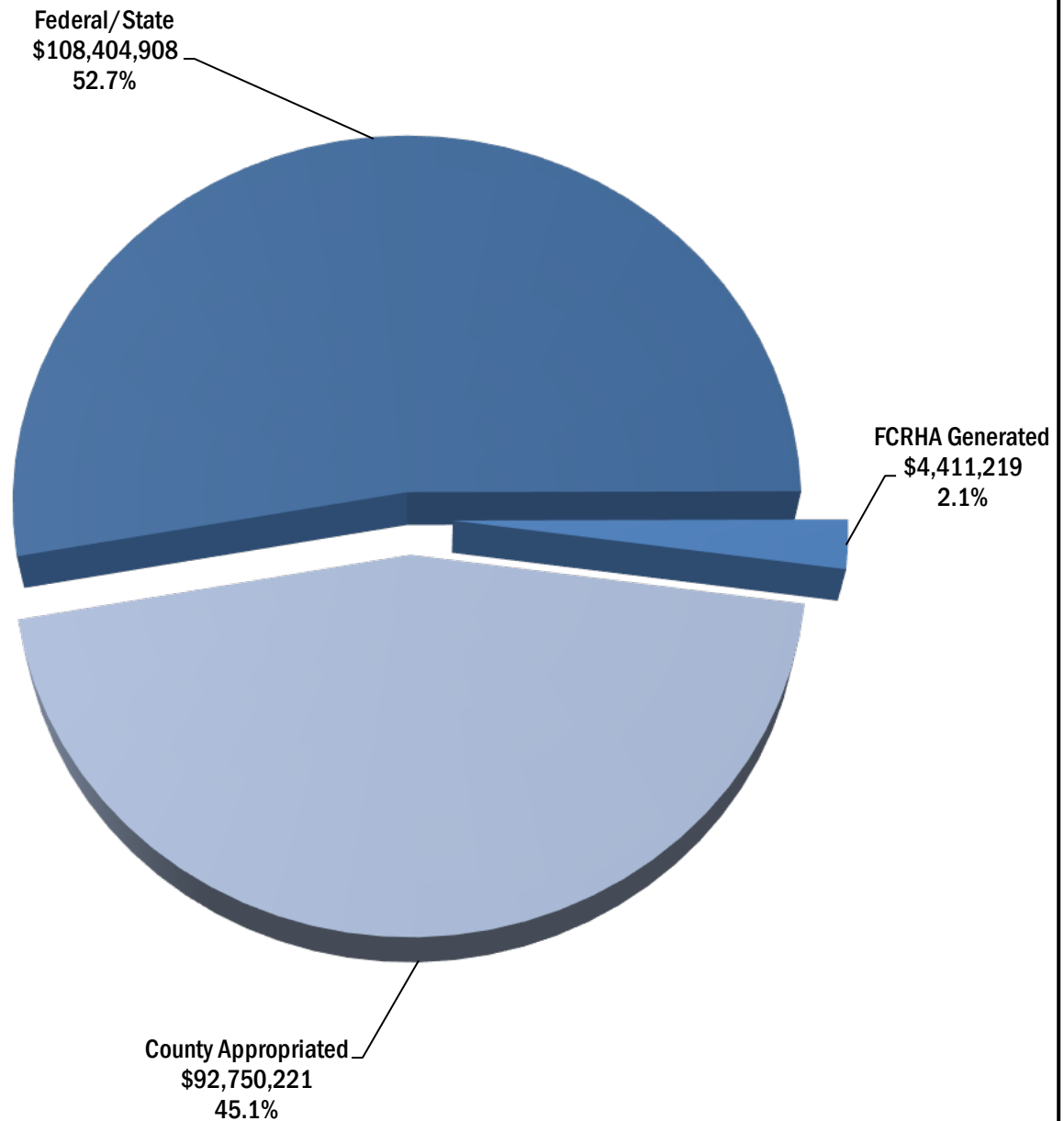
## HOUSING PROGRAMS FY 2026 SOURCE OF FUNDS



**TOTAL REVENUES = \$205,977,825**

# Housing and Community Development Programs Overview

## HOUSING PROGRAMS FY 2026 EXPENDITURES



**TOTAL EXPENDITURES = \$205,566,348**