CONSOLIDATED COMMUNITY FUNDING ADVISORY COMMITTEE

December 9, 2025, at 7:30 PM

Fairfax County Government Center
12000 Government Center Pkwy
Fairfax, VA 22035
Conference Room 4/5

CCFAC Members Present:

1. Marlene Blum (Chair)
2. Michele Menapace (Vice Chair)
3. Amanda Caughran
4. Stephen Cerny
5. Rev. Andre Christian
6. Catherine Cole
7. Michael Cushing
8. Andrew Magill
9. Marcia McDevitt
10. Jane Plum

CCFAC Members Absent: Ayeshia Quainoo

Inter-agency county staff present: Laura Lazo (HCD), Sharon Shields (HCD), Michelle Smith (HCD)

Call to Order

The meeting was called to order by Chair M. Blum at 7:30 pm.

Approval of October 14, 2025, CCFAC Meeting Summary

October 14, 2025 CCFAC Meeting Summary was approved as submitted.

Presentation of Key Actions Calendar for the FY 2027-2031 Consolidated Plan

L. Lazo reviewed the key actions calendar for the draft FY 2027-2031 Consolidated Plan and FY 2027 One-Year Action Plan. She provided a visual diagram outlining the current stage of the plans, next steps in the process, and key meetings where the plans will be reviewed, including those with CCFAC, Fairfax County Redevelopment and Housing Authority (FCRHA), and the Board of Supervisors (BOS).

Presentation of the Needs Assessment and Market Analysis Key Findings for the FY 2027-2031 Consolidated Plan

M. Jones presented the Needs Assessment & Market Analysis, which utilized data from the combined region of Fairfax County, City of Falls Church, and City of Fairfax. Key findings include:

- Cost burden remains the most common housing issue, particularly among renters.
- Housing challenges disproportionately affect elderly populations and highlight racial and ethnic disparities.
- Survey respondents identified key perceptions of unmet needs.

A. Magill asked about mobility access and whether the document included additional details. Andrew's question prompted Virginia Tech to include data regarding individuals with disabilities. Please see the revised draft Consolidated Plan that will be released for public comment after the Board of Supervisors meeting on February 3, 2026.

M. Jones continued by reviewing the Market Analysis, revealing:

- A significant 18% increase in rent, while wages have remained stagnant, exacerbating cost burdens to record highs.
- Housing stock consists of 69% single-family homes and 29% multifamily units (housing with five or more units).
- A rental housing gap of approximately 15,000 households exists.
- Survey results revealed perceptions of market challenges.

Key barriers to affordable housing identified in the market analysis include:

- Increased development costs per unit.
- Reductions in HUD funding.
- Loss of 25 permanent supportive housing (PSH) beds due to defunding.
- There was a 27% rise in homelessness between 2020 and 2025.
- A growing waitlist for affordable housing.

The survey on priorities and desired outcomes highlighted that the top-rated priority was ensuring residents can afford to purchase a home.

A. Magill asked about strategies to reduce waiting lists for people with disabilities and ensure effective data collection. M. Jones noted that there is currently no reliable method to track accessible housing units.

A. Caughran raised a question about the loss of the 25 PSH beds. M. Jones clarified that this data point was sourced from an interview.

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Discussion of Draft FY 2027-2031 Consolidated Plan and FY 2027 One-Year Action Plan, Summary of Citizen Engagement (CCFAC Public Needs Hearing & Community Survey)

L. Lazo gave an overview of the draft FY 2027-2031Consolidated Plan and FY 2027 One-Year Action Plan, explaining the "what, when, where, why, who and how". She explained that the Plans are required by HUD for the CDBG, HOME and ESG programs, and reviewed the goals of the programs, what jurisdictions are included and how the Consolidated Annual Performance and Evaluation Report (CAPER) is related. The tentative timeline was also presented.

C. Cole had a question concerning the reference to Continuum of Care (CoC). L. Lazo clarified it is related to homelessness prevention.

M. Jefferson asked about the $8.3 million that was referenced. L. Lazo clarified this was the total sum of the FY 2026 funding for the CDBG, HOME and ESG programs.

L. Lazo referred to M. Jones' presentation that included the Community Survey information.

Working Advisory Group (WAG) recommendations for FY 2027
Discussion of the allocation of federal resources and related contingency plan

M. Blum thanked CCFAC members for participating on the WAG and noted that because of scheduling issues, FCRHA members (other than M. Cushing) were unable to serve on this year's WAG.

M. Blum mentioned there needs to be plan in place to address when there are insufficient RHA members available to participate in the WAG meeting.

L. Lazo echoed appreciation to CCFAC members who participated on WAG. L. Lazo reviewed the FY 2027 WAG Adopted Recommendations spreadsheet and noted that funding recommendations are based on estimated grant award amounts from CDBG and HOME. She shared highlights and notable changes in the funding categories and projects.

A. Magill asked how an emergency situation would work with TBRA being phased out. L. Lazo explained that individuals can still contact the County's CSP phone number – 703-222-0880 – for assistance since that is a separate program.

A. Caughran asked if the county has 43 HCV's to use for the phasing out of TBRA. L. Lazo explained HCD will transfer TBRA recipients over to MTV vouchers or other rental assistance during FY 2026 and FY 2027.

M. Cushing mentioned the WAG also approved a contingency plan for how to make funding adjustments if actual CDBG, HOME and ESG grant awards differed from the estimates used as the basis for the WAG Adopted Recommendations. Staff recommended and the

WAG approved contingencies that prioritize services and activities that meet our residents greatest need (e.g., downpayment assistance, home repair for the elderly, manufactured home rehabilitation) and hold these programs harmless, versus decreasing funding across the board.

The WAG Adopted Recommendations will be included in an FCRHA Information Item for the January FCRHA meeting.

M. Blum requested CCFAC members provide their feedback on the draft Consolidated Plan when it is distributed next week.

FY 2026 CDBG/HOME NOFA/RFP Information

S. Shields provided an update on the upcoming Request for Proposals (RFP), which is anticipated to be released prior to the Winter Holidays. Internal HCD staff discussion and a survey of nonprofit partners recommended this year's efforts should primarily focus on rehabilitating existing affordable housing properties. A total of $2.8 million in grant funds will be available for eligible nonprofit affordable housing property improvements, including energy efficiency upgrades and accessibility enhancements.

C. Cole inquired about the nonprofit organizations that typically applied for this funding when it was focused on scattered site acquisitions. S. Shields noted that Good Shepherd Housing and Pathway Homes were among the most recent applicants, with Operation Renewed Hope Foundation submitting an application in 2023.

A. Magill asked about the intended recipients of the RFP funding given that the same nonprofit organizations have received funding recently. S. Shields responded that the RFP is widely advertised to a large number of nonprofits but unfortunately only a few have applied in recent years.

Update on Consolidated Community Funding Pool (CCFP) Information
FY 2027-2028 Request for Proposal (RFP)

M. Blum shared updates related to the CCFP RFP process on behalf of NCS staff:

- The CCFP RFP deadline was December 9, 2025.
- The SAC (Selection Advisory Committee) will review and evaluate proposals, and it had its first orientation meeting on December 3, 2025 with two additional training sessions scheduled. These sessions will focus on guiding members through the process of reviewing and scoring both technical and cost proposals.

- The TAC (Technical Advisory Committee) is integrated into the SAC teams but does not participate in scoring proposals.
- Weekly SAC meetings are planned from January through March 2026 to ensure thorough evaluation.

M. Blum also reminded attendees that Emergency Food and Housing initiatives are no longer part of the CCFP. These efforts will be competed out separately and that RFP closes on January 20, 2026.

M. Menapace reported on available funding, noting that $8 million remains in the CCFP, while $6 million has been reallocated to Emergency Food and Housing initiatives.

Information from Appointing Organizations

M. Blum thanked M. Menapace for providing the FY 2025 Fairfax-Falls Church CSB annual report.

Other Business

There being no further business, the meeting was adjourned at **8:56 p.m.**

Next CCFAC Meeting (Virtual): January 13, 2026, 7:30 p.m.