

## CR-05 - Goals and Outcomes

### Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

As a recipient of federal funds under the Five-Year Consolidated Plan for Fairfax County Fiscal Years 2022-2026 (Consolidated Plan), Fairfax County is required to provide this annual Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the County's program year or by September 28, 2022. The CAPER constitutes a summary of accomplishments, and an accounting of the allocation and expenditure of funds, under the Consolidated Plan. The information included in this document has been compiled in accordance with the requirements for Consolidated Plan Entitlement Grantees.

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

A One-Year Action Plan is required for each of the five years covered by the Consolidated Plan. The summary below provides a brief overview of major initiatives and highlights that were proposed and executed in FY 2022, the first year of the Consolidated Plan. This report covers the period July 1, 2021 through June 30, 2022, which is County fiscal year 2022 and federal fiscal year 2021. All references herein to County program years are to the County's fiscal years.

The One-Year Action Plan for FY 2022 (Action Plan) contained a description of the County's intended uses of funds from the programs included in the Consolidated Plan to meet the needs identified in the Consolidated Plan. The Action Plan included planned uses of the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME) funds, and the Emergency Solutions Grant (ESG) funds. The Action Plan also listed the planned projects and activities, including the proposed uses of the CDBG, HOME and ESG funds by the Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2022. The goals and objectives that were to be addressed through the projects and activities also were described in the Action Plan. Table 1 below provides a comparison of the expected and actual outcomes

CAPER

for each of the program and activity goals. The data contained within the Actual Strategic Plan column of Table 1 is consistent with past CAPER submissions to HUD that reflect point-in-time data calculations which may now vary because of adjustments made after the original data submission.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

**Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.**

Goal	Category	Source / Amount	Indicator	Unit of Measure	5-year Con Plan Goals	Cumulative Progress toward the 5-Year Con Plan Goals	FY 2022 Goals	Progress in FY 2022
Community Input	Institutional	CDBG: \$0	Other	Other	2	2	1	1

Homelessness	Homeless	CDBG: \$400,000 / HOME: \$700,000 / ESG: \$492,880	Rental units rehabilitated	Household Housing Unit	60	13	10	0
Homelessness	Homeless	CDBG: \$400,000 / HOME: \$700,000 / ESG: \$492,880	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1,985	8,265	1,735	1,963
Human Service System	Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0	Other	Other	5	2	1	1
Poverty Reduction/Self Sufficiency	Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	4,553	50	893
Reinvestment	Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0	Other	Other	5	2	1	1

Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$1,200,000 / HOME: \$500,000 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	1,849	50	256
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$120,000 / HOME: \$500,000 / ESG: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	1,114	20	0
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$120,000 / HOME: \$500,000 / ESG: \$0	Rental units rehabilitated	Household Housing Unit	25	471	5	5
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$1,200,000 / HOME: \$500,000 / ESG: \$0	Tenant-based rental assistance (TBRA) / Rapid Rehousing	Households Assisted	125	390	30	164
Workforce Housing	Affordable Housing	CDBG: \$200,000 / HOME: \$200,000 / ESG: \$0	Rental units constructed	Household Housing Unit	1,000	612	200	0
Workforce Housing Families	Affordable Housing	CDBG: \$200,000 / HOME: \$200,000 / ESG: \$0	Homeowner Housing Added	Household Housing Unit	75	125	15	44

Working Families	Affordable Housing	CDBG: \$300,000 / HOME: \$300,000 / ESG: \$0	Rental units constructed	Household Housing Unit	1,200	46	200	0
Working Families	Affordable Housing	CDBG: \$1,200,000 / HOME: \$300,000 / ESG: \$0	Rental units rehabilitated	Household Housing Unit	1,120	148	23	0
Working Families	Affordable Housing	CDBG: \$300,000 / HOME: \$300,000 / ESG: \$0	Homeowner Housing Added	Household Housing Unit	125	130	30	47
Working Families	Affordable Housing	CDBG: \$300,000 / HOME: \$300,000 / ESG: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	125	73	50	19

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

During FY 2022, the County received funding from the following federal programs administered by HUD:

Community Development Block Grant (CDBG)	\$6,128,149
HOME Investment Partnerships Program (HOME)	\$2,175,471
Emergency Solutions Grant (ESG)	\$508,353
<b>Total</b>	<b>\$8,811,973</b>

## General FY 2022 Program Highlights

### Affordable Housing Policy

The Consolidated Plan is an opportunity to assess affordable housing and community development needs and market conditions in the context of the County's ongoing efforts to build an affordable housing continuum addressing the diverse needs of residents, including people experiencing homelessness; first-time homebuyers; low-income working households; senior citizens; persons with physical, intellectual, or mental disabilities; and the workforce across Fairfax County. The priority housing needs identified for the Consolidated Plan are consistent with those identified in Fairfax County's Communitywide Housing Strategic Plan (<https://www.fairfaxcounty.gov/housing/communitywideplan>) and Housing Blueprint (<https://www.fairfaxcounty.gov/housing/data/housing-blueprint>).

The Housing Blueprint identifies those with the greatest need as follows:

- 1) individuals and families who are homeless;
- 2) persons with low- and extremely low incomes;
- 3) persons with disabilities; and
- 4) low-income seniors.

The County's priority needs are identified for the Consolidated Plan based on the Housing Blueprint and Communitywide Housing Strategic Plan, as shown on Table 1.

The housing goals identified in the Consolidated Plan are as follows:

- Goal 1:** To address the challenge of homelessness.
- Goal 2:** To provide affordable housing options to the special-needs population.
- Goal 3:** To meet the affordable housing needs of low-income working households.
- Goal 4:** To increase workforce housing through creative partnerships and public policy.

The goals were adopted with the understanding that affordable housing is essential to three County goals: 1) the sustainability and growth of the local economy; 2) the well-being of families and individuals; and 3) the development and maintenance of inclusive and diverse communities. As a further commitment to preventing and ending homelessness, merger of the Office to Prevent and End

Homelessness with the Department of Housing and Community Development was completed in FY 2022.

The Consolidated Plan addresses specific needs (e.g., housing problems that households with low incomes, as well as racial and ethnic minorities, experience in disproportionately large numbers) and barriers to affordable housing that oppose the listed goals. The One Fairfax Policy for racial and social equity adopted by the Board of Supervisors on November 21, 2017 (One Fairfax Policy), is applied to every aspect in the implementation of the Consolidated Plan to ensure that everyone who lives or works in the County is able to purchase or rent safe, decent, and affordable housing within their financial means in any area of the County. Details also include planned actions such as renovations and developments, new policies and programs, and new efforts to leverage resources and extend efficiency through coordination and innovation.

### One Fairfax Equity Policy

One Fairfax is a framework—or “lens”— used to consider equity in decision-making and in the development and delivery of future policies, programs, and services. It helps County and school leaders to look intentionally, comprehensively, and systematically at barriers that may be creating gaps in opportunity. It establishes shared definitions, focus areas, processes and organizational structure.

The policy identifies 17 focus areas to promote equity, including community and economic development, housing, education, environment, and transportation. Integrating the principles of One Fairfax into the programs and services of the Department of Housing and Community Development is paramount to achieving the goals of the One Fairfax Policy. The 2022 Department of Housing and Community Development Equity Impact Plan identifies the following implementation areas with corresponding actions that guide staff to advance the One Fairfax Policy:

- Use of rental subsidy vouchers to increase and disperse affordable housing choices for people of color in communities where opportunity exists.
- Coordination of affordable housing investments with other county investments to increase opportunities in newly created neighborhoods and prevent displacement from neighborhoods of affordability.
- Strengthening HCD’s organizational commitment to racial and social equity.
- Ensuring that HCD/FCRHA policy, planning and/or program documents consider racial and social equity.
- Eliminating the disproportionality of people at risk of or experiencing homelessness from communities of color and other marginalized populations by providing equitable paths to safe, stable, affordable housing.

### Accomplishing the Goals

To accomplish these goals, Fairfax County will draw upon federal and local resources, as well as the community, and private sector to leverage resources through partnerships. The County will embark on new initiatives while continuing to complete projects already in the pipeline.

### Affordable Housing Preservation and Production

The existing need for affordable housing in Fairfax County is reflected in the affordable rental unit gap – the number of affordable rental housing units needed for renters earning 80 percent of Area Median Income (AMI) and below – which is currently estimated to be 31,630 units. The County is projected to add 62,184 households, of which 18,622 are expected to earn 80 percent of AMI and below, through 2034. As a result of the projected growth, the need for affordable housing options is projected to increase.

On June 19, 2018, the Fairfax County Board (Board) of Supervisors adopted the Communitywide Housing Strategic Plan Phase 1 report. On May 7, 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 the Board’s Affordable Housing Resources Panel (AHRP) (Communitywide Housing Strategic Plan Phase 2). In addition to the resources provided in FY 2020, the BOS directed staff to:

- Establish a plan that identifies the equivalent of one additional cent on the Real Estate Tax (in addition to the current half-penny) to assist in the production of at least 5,000 new affordable units over the next 15 years using public resources.
- Maintain the existing half-penny for preservation of existing affordable housing.
- Develop a package of innovative land use policies to further facilitate the development of affordable housing beyond the stated goal of 5,000 units and include the identification of additional investments in staff resources to facilitate these options.
- Explore all opportunities to better utilize public space in the County in support of the goal of developing affordable housing, including prioritizing the exploration of opportunities with other entities, such as houses of worship, and public private partnership options.
- Ensure that affordable housing has a prominent place in the Board’s legislative program and promote community awareness of affordable housing needs and opportunities

In the Fall of 2019, County staff briefed the Board on a plan to use additional funding in the FY 2021 Advertised Budget to spur affordable housing development, with the aim of producing at least 5,000 new affordable units over the next 15 years. Due to the financial impacts of the COVID-19 Pandemic in the Spring of 2020, however, the additional “penny” was not included in the FY



2021 Adopted Budget and the Board reiterated the continued local commitment to develop new affordable housing opportunities and to strengthen affordable housing preservation efforts throughout County.

In FY 2022, the Board of Supervisors dedicated the equivalent of a half penny on the real estate tax rate, \$13.6 million, to support affordable housing.

The Board established an Affordable Housing Preservation Task Force (Preservation Task Force) on July 28, 2021. The objective of the Preservation Task Force is to provide the Board with policy recommendations for creative and sustainable housing preservation initiatives that are consistent with the One Fairfax Initiative and best practices. The Board endorsed the first recommendations from the Task Force on April 13, 2021. Staff currently are working on the Preservation Comprehensive Plan Amendment authorized by the Board and strategies for achieving no net loss of existing market and committed affordable multifamily rentals, as well as manufactured housing units. A Preservation Coordinator was hired in FY 2022 to implementation of the Task Force recommendations and to focus on preservation.

In FY 2022, the Board doubled its goal from a minimum of 5,000 new affordable housing units, to 10,000 units by 2034 in recognition of the progress made toward the initial goal. To date, 566 units/beds have been created toward the goal of 10,000 new units, including 334 units/beds created in FY 2019, 203 units/beds created in FY 2021 and 29 units/beds created in FY 2022. In addition, 713 units have been preserved since the initiative began. There are currently in the pipeline 1,753 units to be created and 640 units to be preserved.

### **Highlights of Creation and Preservation Activities**

1. Good Shepherd Housing and Family Services (GSH): 7 units; Lee District; A total of \$1,021,400 in HOME and CDBG funding (awarded under the HCD-issued RFP) to acquire seven units (four 2-bedroom units and three 1-bedroom units) in the Richmond Highway (US 1) corridor to benefit seven households with up to six of them at or below 60 percent of the AMI and one at or below 50 percent of AMI, each at high risk of homelessness or have experienced homelessness.
2. Pathway Homes; scattered sites; 3 units; Braddock, Mount Vernon, and Providence Districts: A total of \$529,000 HOME funding (awarded under the HCD-issued RFP) to acquire three (out of 12 total) 1-bedroom condominium units to provide affordable rental housing to individuals who are homeless or precariously housed, each with income at or below 30 percent of AMI and special needs related to serious mental illness. Supportive services are provided by Pathway Homes.

3. The FCRHA and Enterprise Community Development (Enterprise) closed on financing for the New Lake Anne House project, which redeveloped the entire Fellowship House property into a low-income, mixed-tenure, senior community. New Lake Anne House is utilizing a 4% tax credit/tax-exempt bond structure that includes 4% Low-Income Housing Tax Credits, tax-exempt bonds, a first mortgage, a Virginia Housing Trust Fund Loan, a Sales Proceeds Loan, and a \$3,000,000 Housing Blueprint Loan, among other sources. The Project will have 240 units rented as affordable housing for households with 100 percent of the units rent- and income-restricted to residents with incomes at or below 60 percent of the area median income (AMI) for at least 30 years. 100 percent of the units, and all the common areas, are designed to Universal Design standards. Further, 54 of the units are designed to be fully accessible under the Uniform Federal Accessibility Standards, which is nearly double the accessibility code requirement. The units will be built to EarthCraft standards of energy efficiency. Construction completion was reached this year and the **groundbreaking ceremony** is expected to take place in September 2022. Future reporting on the progress of this project will continue until full occupancy.
4. Residences at North Hill – The FCRHA closed on this project in June 2020. The project scope includes development of a mixed income community including 175 for-sale market rate townhomes, 216 multifamily affordable housing units and 63 affordable senior housing units. The project was awarded Low Income Housing Tax Credits (LIHTC) by the Virginia Housing (VH). Construction began in August and is scheduled to be completed in the Fall 2022. Supplemental bonds will be issued for the project this year for the 4% deal and a supplemental MTW loan will be awarded to the senior project. Reporting on the progress of this project will continue until full occupancy.
5. In FY 2022, pursuant to the Affordable Dwelling Unit (ADU) Program, a total of eight newly constructed ADU condominiums were offered to the FCRHA for purchase to place in the Fairfax County Rental Program. Five of which were purchased at the Atrium at MetroWest (Phase 1), an age-restricted community for residents 55 years of age or older in the Providence district. In addition, another unit was purchased at the Commonwealth Place at Westfields development (Phase 1) in the Sully district. Lastly, the FCRHA will acquire two units at the Pender Oaks development (Phase 1) in FY 2022.
6. Landings I and Landings II – AHC, Inc. closed on the acquisition of Landings I Mt. Vernon, a 216-unit market-rate affordable property located in Alexandria, VA on February 25<sup>th</sup>, 2021. AHC also closed on the acquisition of Landings II Ft. Belvoir, a 76-unit market-rate affordable property also located in Alexandria, VA on the same day. Landings I was acquired with the help of a \$7.85M Amazon REACH Grant/Loan that was underwritten by HCD and administered by Virginia Housing. Landings II was acquired with the help of a bridge loan from Virginia Housing that will be paid off with a \$3M Housing Blueprint Loan, which AHC closed on in December 2021.

7. Murraygate – Construction officially completed on the rehab of Murraygate Village Apartments in December 2020. All 200 residential units received Certificates of Substantial Completion after cabinets, windows, and appliances were replaced, the central HVAC system was replaced with individual heat pumps for each unit, plumbing and piping was upgraded, asbestos removal and other hazmat work was done. Rehabilitation work began in December 2018 and took two years to complete. This was the culmination of cross-collaboration between different divisions of HCD, working with architects and contractors to get the plans finalized, approval of financing mechanisms from the LUC, FCRHA, and BOS, working with lenders and investors to get financing in place, and getting approval from Virginia Housing and HUD to get regulatory approvals to fund the project.
8. Arrowbrook Apartments – FCRHA also closed on the financing for Arrowbrook Apartments in November 2020. This is a 274-unit affordable housing project located in the Dranesville District of Fairfax County being built by SCG. It utilizes a 4%/9% hybrid structure, with an aggregate Housing Blueprint Loan of \$7,744,225 and \$22,500,000 of FCRHA-issued tax-exempt bonds on the 4% side, and 8 PBVs on the 9% side. SCG has also requested supplemental bonds of \$3,000,000 for the 4% deal. It is currently under construction and will be complete in late 2022.
9. Little River Glen - The FCRHA recently awarded \$40,000,000 in tax exempt bonds, a \$19,000,000 seller takeback note, a \$1,500,000 FCRHA General Operating Fund loan, a \$7,000,000 Moving to Work loan, and a \$1,400,000 Affordable Housing Development and Investment Fund loan to the Little River Glen project. The project consists of the rehabilitation of 120 senior affordable units (aged 62 and up) at Little River Glen I and the construction of 60 new senior affordable units at Little River Glen IV on an adjacent lot. Both projects will be under the same financing structure using 4% tax credits and is expected to close at the end of 2022.
10. In FY 2022, Fairfax County purchased seven ADUs using CDBG funding, for a total of \$1,471,531.86. These seven units are part of two new developments: Commonwealth Place and Pender Oaks. FY 2022 HOME
11. Fairfax County received \$2,175,471 in HOME funds in FY 2022. The County uses its HOME funds to provide funding for non-profit organizations to acquire or rehabilitate affordable housing units for low-income individuals, to support direct assistance to low-income individuals and to fund Fair Housing activities. Program accomplishments for FY 2022 include.
12. A CHDO, Good Shepherd Housing, acquired four housing units using HOME funds, though none included CHDO funding. The acquisitions provided affordable housing to one household at 30 percent AMI or below, one household at 50 percent AMI or below, and two households at 60 percent AMI or below, all of whom are at high risk of homelessness. Another CHDO, Pathway Recovery, Inc., authorized Pathway Homes, Inc. to use HOME funds to acquire three 1-bedroom condominium units to provide affordable rental housing to individuals who are homeless or precariously housed, with incomes at or below 30 percent of AMI and have special needs related to serious mental illness.

13. HOME TBRA assistance was provided to 55 families.
14. Rehabilitation or construction of FCRHA-owned multifamily units was completed or underway. FCRHA is in the process of redeveloping Little River Glen I, an independent 62 years or older senior community located in Fairfax, Virginia with 120 one-bedroom units with new LIHTC financing. We will also be adding 60 additional new construction one-bedroom units next door on the same campus, independent living units, known as Little River Glen IV. The possible close date on financing is scheduled for December 2022.
15. Partnership for Permanent Housing (PPH): ?

### **FY 2022 ESG**

Emergency Solutions Grant funds in the amount of \$508,353 were utilized for housing relocation and stabilization services and financial assistance, including rental assistance, as well as eligible administrative activities. The funds were essential to preventing homelessness as well as rapidly re-housing many households experiencing homelessness. The remaining Emergency Solutions Grants funds under the Coronavirus Aid, Relief, and Economic Security Act (ESG-CV) in the amount of \$8,281,368 awarded in April and June of 2020 were continued to be used to prevent, prepare for, and respond to the coronavirus. This funding was also used for housing relocation and stabilization services and financial assistance, including rental assistance, as well as eligible administrative activities. The ESG-CV funding supported the establishment of temporary emergency shelter locations and used to rapidly re-house households experiencing homelessness.

### **FY 2022 CDBG and CDBG-CV**

Fairfax County received \$6,128,149 in CDBG funds in FY 2022. For FY 2022, CDBG funding supported contractual commitments (such as payments on outstanding Section 108 loans), program administration, relocation assistance and an on-going home repair program that address the Vision and Mission Statement incorporated in the Five-Year Plan. Additionally, CDBG also funded affordable housing programs and projects, and public services activities in alignment with the priorities adopted by the Board of Supervisors.

Fairfax County received \$3,505,542 of CDBG-CV1 funding in FY 2020 and \$4,850,209 of CDBG-CV3 funding in FY 2021, for a total of \$8,356,751 to support emergency rent and utility assistance for low-income households negatively impacted by COVID-19; operating expenses for non-profit partners to prevent, prepare for, and respond to COVID-19; and income assistance for affordable housing partners whose tenant are unable to pay rent due to COVID-19. Funding continued to be utilized for emergency rent and utility assistance in FY 2022 and full accomplishment reporting of CDBG-CV emergency rent and utility program beneficiaries will be reported within the CAPER for the fiscal year the activity is completed.

In partnership with the Fairfax-Falls Church Community Services Board (CSB), approximately \$28,000 in CDBG funds helped complete renovation work to a FCRHA-owned single-family group home serving up to five low-income individuals with special needs. Renovation work included ADA accessibility modifications to the first-floor bathroom and the installation of elevator lift for residents. CSB provided 50 percent matching funds for the project.

Almost \$2 million in CDBG funds was provided to support Phase I renovations at the county-owned Lee Community Center (formerly Mount Vernon Athletics Club), a major human services asset to the community in the Mount Vernon District. This 50,000 square feet sport facility was built in 1974 and is situated on two parcels of land, totaling just over five acres. Phase I renovations made improvements to the site's accessibility and access, safety and security, and upgraded selected mechanical, electrical, plumbing systems - enabling its immediate use for recreational and youth programming.

Approximately \$1.5 million in CDBG funds were expended during FY 2021 and FY 2022 to renovate four elevators at Little River Glen I apartments. This work enabled the existing elevators that routinely experienced functional issues to be modernized. The scope of work included new controls, hydraulic pump, cab finishes, and fire protection indicators. Temporary lifts were provided during construction to minimize the inconvenience and impact to residents.

### **FY 2022 Home Repair for the Elderly Program**

The Home Repair for the Elderly Program completed 166 cases serving 99 households in FY 2022. The average household income served was \$25,522 or approximately 28% AMI for a one-person household. This meets the HUD definition for very, very low income.

### **Consolidated Community Funding Pool**

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC also is charged with oversight and development of funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds awarded through a competitive proposal process to fund public service activities by nonprofit organizations. In FY 2022, the CCFP included an allocation of \$894,119 in CDBG funds for targeted public services. The Board approved the following CCFP funding priorities for the FY 2022 funding period:

### **Financial Stability**

Goal: Clients will be able to possess and maintain income to consistently meet their basic needs, with no or minimal financial assistance or subsidies from private or public organizations.

### **Food and Nutrition**

Goal: All individuals and families will have reliable and consistent access to sufficient, affordable and nutritious food; have access to information and education about healthy and nutritious food and the opportunity to develop the knowledge and resources to practice healthy eating.

### **Health**

Goal: All individuals and families will have access to primary, specialty, oral, behavioral, and long-term health care, particularly prevention services. Children will have access to supplemental food year-round, seven days a week. All individuals and families will develop the knowledge and resources to practice healthy behaviors and to take action to prevent and manage disease and adverse health conditions.

### **Housing**

Goal: All households will have safe, stable, and accessible living accommodations along with other basic necessities, and access to affordable, accessible housing with the supportive services necessary to live as independently as possible in a community setting.

### **Literacy/Educational Development/Attainment**

Goal: All individuals will have the ability to read, write and communicate effectively to manage finances, and attain employment goals through academic and vocational achievement, and access to quality childcare, education and supports to develop employment and independent living skills.

### **Positive Behaviors and Healthy Relationships**

Goal: Individuals of all ages, abilities and income levels will develop positive behaviors and healthy relationships that are safe and free from abuse, neglect and trauma and promote physical, emotional, mental, and social well-being.

### **Support/Community/Social Networks**

Goal: All individuals and families will have access to local services, including community-based transportation and childcare, and the ability to establish and maintain communal and social relationships.

In FY 2022, a total of \$1,023,550 of CDBG Affordable Housing Funds were provided to 2 nonprofit contracts, which, along with HOME funds, were to finance the acquisition of 14 properties to be used by Pathway Homes as affordable rental housing with appropriate supportive services for 12 adults with special needs and by Good Shepherd Housing as affordable rental housing to serve two families who are at a high risk of homelessness or have experienced homelessness. The funds were allocated through the FY 2022 HCD-issued RFP process.

**Targeted Public Services and Affordable Housing Projects**

In FY 2022, five nonprofit contracts were funded to provide CDBG Targeted Public Services (TPS) activities, each of which included services under one or more priority areas.

The following nonprofit contracts were funded to provide TPS activities under the **Financial Assistance** priority area in FY 2022:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING	Priority %
Good Shepherd Housing and Family Services, Inc.	Emergency Services Program – Keeping Families at Home	\$77,733	100%
Fairfax Law Foundation	Consumer, Employment and Housing	\$29,701	50%

There were no targeted public services activities funded under the **Food and Nutrition** priority area in FY 2022.

The following nonprofit contract was funded to provide targeted public services activities under the **Health** priority area in FY 2022:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	Priority %
The Women’s Center	Enhanced Access to Mental Health	\$84,483	100%

The following nonprofit contracts were funded to provide targeted public services activities under the **Housing** priority area in FY 2022:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	PRIORITY %
Fairfax Law Foundation	Consumer, Employment and Housing	\$29,701	50%

Good Shepherd Housing and Family Services, Inc.	Homes for the Working Poor, Disabled & Elderly	\$412,086	100%
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There were no targeted public services activities funded under the **Literacy/Educational Development/Attainment** priority area in FY 2022.

The following nonprofit contracts were funded to provide targeted public services activities under the **Positive Behaviors and Healthy Relationships** priority area in FY 2022:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	PRIORITY %
Fairfax Court Appointed Special Advocates	Advocating in Court for Children in Crisis Due to Abuse or Neglect	\$175,720	100%
Fairfax Law Foundation	Pro Bono Law Center - Family	\$32,344	100%
Northern Virginia Mediation Services, Inc.	Co-Parenting for Successful Children	\$36,874	100%
Northern Virginia Mediation Services, Inc.	Fairfax County Alternative Accountability Program	\$47,272	100%

There were no targeted public services activities funded under the **Support/Community/Social Networks** priority area in FY 2022.

**Highlights of Program Achievements for FY 2022 Community Development Block Grant Funded Nonprofits**

- **Financial Assistance services for 517 Clients**
  - Services provided by **Good Shepherd Housing and Family Services, Inc.** under the *Emergency Services- Keeping Families at Home* contract included financial assistance grants and resource referrals to **144 clients** in **53 households** facing a housing related crisis, such as eviction or utility disconnections,
  - Services provided by **Fairfax Law Foundation** under the *Consumer, Employment and Housing* contract included free legal services to resolve consumer, employment and housing problems faced by low-income residents for the benefit of **373 clients** in



**160 households.**

- **Health services for 256 Clients**
  - Services provided by **The Women’s Center** under the *Enhanced Access to Mental Health Services* contract included for the benefit of **256 clients** in **256 households**,
- **Housing services for 691 Clients**
  - Free legal services provided by **Fairfax Law Foundation** under the *Consumer, Employment and Housing* contract on behalf of **373 clients** in **160 households**.
  - Services provided by **Good Shepherd Housing and Family Services, Inc.** under the *Homes for the Working Poor, Disabled and Elderly* contract included leasing affordable rental housing to **318 clients** in **121 households** that had household incomes at or below 60 percent of the area median income, including persons who were homeless or at-risk of homelessness.
- **Positive Behaviors and Healthy Relationships for 449 Clients**
  - Services were provided by **Fairfax Court Appointed Special Advocates** under the *Advocating in Court for Children in Crisis Due to Abuse and Neglect* contract, including independent investigations, recommendations, advocacy and support for children and foster-care youth by court appointed volunteers, benefitted **267 clients** in **167 households**.
  - Services provided by **Fairfax Law Foundation** under the *Pro Bono Law Center – Family* contract provided free legal services to low-income families related to uncontested divorce and contested family law cases for **62 clients** in **26 households**.
  - Services provided by **Northern Virginia Mediation Services, Inc.** under the *Co-Parenting for Successful Children* contract provided co-parenting training and mediation services to parents with active Virginia Department of Social Services child support enforcement cases for **85 clients** in **84 households**, who also were served under the *Pro Bono Law Center – Family* contract
  - Services provided by **Northern Virginia Mediation Services, Inc.** under the *Fairfax County Alternative Accountability Program* contract provided services and coordinated services provided by the Juvenile and Domestic Relations District Court, Fairfax County Public Schools and the Department of Neighborhood and Community Services to at-risk juveniles for **35 clients** in **34 households**.

### **FY 2022 Action Plan Amendments**

An annual Action Plan is required by HUD for three federal programs: CDBG, HOME, and ESG. In FY 2022, there were amendments to the Action

Plan during the:

- *FY 2022 Mid-Year Review* to reconcile past financial statements, and
- *FY 2022 Carryover Review* due to the final HUD grant award amounts income received in FY 2022 and project reallocations.

### **Progress Toward Goals**

Fairfax County is generally making progress toward its goals as illustrated in the Goals and Outcomes table of this section.

**CR-10 - Racial and Ethnic composition of families assisted**

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	<b>CDBG/ CDBG-CV</b>	<b>HOME</b>	<b>ESG- Sage Report</b>
White	2,499	28	709
Black or African American	1,745	36	1,351
Asian	810	6	84
American Indian or American Native	9	1	21
Other multi-racial	947	2	7
Other (multiple races, client refused, data not collected)	0	0	179
<b>Total</b>	<b>6,025</b>	<b>73</b>	2,351 (2,172 without the Other categories)
Hispanic	826	7	400
Not Hispanic	5,200	66	1,939
Other (client refused, data not collected)	0	0	12

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative –**

CDBG/CDBG-CV statistics reflect persons served in CDBG-funded and CDBG-CV-funded activities during FY 2022. The statistics above include total persons benefitting from the CDBG-CV Emergency Rent and Utility Assistance activity, however, it should be noted that this is still an ongoing activity and complete outcome information will be reported in the CAPER year in which the activity is completed.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$15,114,844	\$9,117,665
CDBG-CV	public - federal	\$1,275,311	\$542,790
HOME	public - federal	\$4,866,630	\$2,167,067
ESG	public - federal	\$2,002,466	\$435,069
ESG-CV	public - federal	\$8,281,368	\$4,459,959

**Table 3 - Resources Made Available**

**Narrative –**

Expenditures include those utilizing funding from prior years and program income

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
Countywide	100	100

**Table 4 – Identify the geographic distribution and location of investment**

**Narrative –**

Fairfax County is opportunity-driven in the allocation of affordable housing resources, while at the same time, works actively to promote the de-concentration of poverty, particularly in the programs operated by the Fairfax County Redevelopment and Housing Authority (FCRHA). With respect to the investment of capital resources for affordable housing development, the FCRHA has financed the acquisition and development of properties in locations across the county over and will continue to operate its programs on a countywide basis.

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

**CDBG Leveraging** - In FY 2022, a total of \$3.485.67 was leveraged for every \$1 of CDBG invested in for targeted public services and affordable housing activities.

FY 2022 Public Services Activity and Leveraging:

Total CDBG expenditures for Targeted Public Services: \$896,214

Total leveraged for Targeted Public Services activities: \$5,082,299.

RATIO= \$5.67 of leveraged funds for every \$1 of CDBG expenditure for Targeted Public Services activities.

FY 2022 Affordable Housing Activity and Leveraging:

Total CDBG Affordable Housing Expenditures: \$496,000.

Total leveraged for Affordable Housing Activities: \$118,463

RATIO= \$1 of leveraged funds for every \$4.20 of CDBG expenditure for Affordable Housing activities.

Total Leveraged: \$5,200,762      CDBG Invested: \$1,392,214

**HOME Nonprofit Leveraging:** Total HOME Acquisition Expenditures: \$1,082,400, Total Leveraged: Private: \$85,711.

Information on ESG leveraging and how publicly owned land and property located within Fairfax County is being used to address needs identified in the Consolidated Plan is described below.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$37,770,612
2. Match contributed during current Federal fiscal year	\$1,512,163
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$39,282,775
4. Match liability for current Federal fiscal year	\$799,128
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$38,483,647

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Bridging Affordability	07/01/2021	\$1,512,163	0	0	0	0	0	\$1,512,163

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
48,545	155,254	48,545	48,545	155,254

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		17		\$3,771,068		
		7		\$1,471,533		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0				0
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	17	11	3	25
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

### ESG leveraging and use of publicly owned land and property

ESG supports local homelessness prevention and rapid rehousing assistance for people who are experiencing homelessness, or at-risk of homelessness. In addition to the federal ESG funds, other public and private funding is leveraged to support these services. In FY 2022, the state's Virginia Homeless Solutions Program (VHSP) awarded \$178,313 to one local grantee for homelessness prevention assistance and a total of \$645,425 to three local grantees primarily for rapid rehousing assistance. An additional \$3,074,093 in Virginia COVID Homelessness Emergency Response Program (CHERP) funding was awarded in FY 2022 for emergency shelter operations, targeted prevention, rapid rehousing, and administrative support in response to the COVID-19 pandemic. In FY 2022 Fairfax County government used local General Funds to not only match federal ESG funds dollar-to-dollar but also awarded four organizations a total of \$3,474,635.28 in contracts through the Office to Prevent and End Homelessness to provide homelessness prevention and rapid rehousing assistance. Federal Continuum of Care (CoC) resources are also leveraged for three rapid rehousing projects operated by two local nonprofits. A total of \$1,870,806 was awarded in January 2022 through the FY 2021 HUD CoC non-competitive process to support three rapid rehousing projects operated by two local non-profits. Finally, local nonprofit organizations also leverage an unspecified amount of additional private financial donations each year, as well as volunteer time and in-kind donations, for the same homeless assistance.

Federal ESG resources are an important part of this diverse mix of funding that ensures local programs are sustainable and effective. Fairfax County, as the ESG recipient, satisfied the federal matching requirements under 24 CFR §576.201 through cash contributions from the local General Fund that



totaled an amount equal to the ESG fiscal year grant. There was no requirement to match ESG-CV funding, which was also used for rapid rehousing assistance as well as temporary emergency shelter operations.

Publicly owned land and property located within Fairfax County is being used to address needs identified in the Consolidated Plan:

Residences at North Hill – The FCRHA closed on this project in June 2020. The project scope includes development of a mixed income community including 175 for-sale market rate townhomes, 216 multifamily affordable housing units and 63 affordable senior housing units. The project was awarded Low Income Housing Tax Credits (LIHTC) by the Virginia Housing (VH). Construction began in August 2020 and is scheduled to be completed in the Fall 2022.

Oakwood Senior Housing – The FCHRA has partnered with the Arlington Partnership for Affordable Housing to develop 150 affordable senior housing units on FCRHA property located at the intersection of South Van Dorn Street and Oakwood Road. The project was awarded Low Income Housing Tax Credits (LIHTC) by VH in June 2020. Project construction is projected to commence in 2021.

One University Redevelopment – The FCRHA has partnered with Stratford Capitol Group and Rise Real Estate Company to redevelop FCRHA property located proximate to George Mason University with 333 student housing units, 120 affordable housing units and 120 senior housing units. The project was awarded LIHTC by Virginia Housing in June 2020. Project construction is projected to commence in 2021.

Autumn Willow Senior Housing – The FCRHA solicited development proposals to create up to 150 senior housing units on FCRHA property located at the intersection of Stringfellow Road and Autumn Willow Drive. The Michael’s Development Company was selected as the development partner. The project was awarded LIHTC by Virginia Housing in June 2021. Project construction is projected to commence in 2022.

**CR-20 - Affordable Housing 91.520(b) –**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

	<b>One Year Goal</b> Auto Generated from ConPlan	<b>Actual</b>
Number of Homeless households to be provided affordable housing units	237	84, including 31 FUP and 23 VASH subsidized households, 46 CoC PSH beds and 7 affordable housing units
Number of Non-Homeless households to be provided affordable housing units	1,093	172, including households in existing County owned properties and 76 households in newly County acquisitions
Number of Special-Needs households to be provided affordable housing units	388	142, including 139 households receiving rental subsidies and services and 3 households in nonprofit owned units designated for persons with special needs
<b>Total</b>		

**Table 11 – Number of Households**

During FY 2022, the one-year housing actuals for homeless, non-homeless and special needs households were the following:

	<b>One Year Goal</b> Auto Generated from ConPlan	<b>Actual</b>
Number of households supported through Rental Assistance	1001	401 Total, including 55 TBRA, 175 FUP, 125 EHV and 46 CoC
Number of households supported through The Production of New Units	498	0

Number of households supported through Rehab of Existing Units	140	296
Number of households supported through Acquisition of Existing Units	79	86, including 10 by nonprofits and 76 by the County
<b>Total</b>		

**Table 12 – Number of Households Supported**

During FY 2022, the number of homeless households provided affordable housing units and the number of households supported were collectively eight households.

**Discuss how these outcomes will impact future annual action plans.**

Fairfax County will monitor these outcomes over the coming years. Cumulative figures over two or more years may even out regarding goal numbers and actual outcome numbers.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	8	7
Low-income	0	0
Moderate-income	0	0
<b>Total</b>	<b>8</b>	<b>7</b>

**Table 13 – Number of Households Served**

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

In FY 2022, the County Continuum of Care (CoC) achieved significant milestones that contributed to the ability to reach out to, engage and assess the individual needs of people experiencing homelessness, especially unsheltered persons.

The CoC maintains four homeless outreach teams that are staffed by nonprofit contractors, nurse practitioners from the County Health Department and mental health specialists from the Fairfax-Falls Church Community Services Board (CSB). Drop-in centers are maintained by the CSB and local nonprofits. In FY 2018, these street outreach teams, under the coordination of the Fairfax County Office to Prevent and End Homelessness (OPEH), created a by-name-list of every individual who is experiencing unsheltered homelessness within the CoC's geography with the use of the local Homeless Management Information System. In FY 2019, the CoC joined Built for Zero, a national initiative that provides technical support to help communities end homelessness. In FY 2022, with the support provided through Built for Zero, the CoC continued to enhance its use of by-name-lists, which now also include information such as when they were first engaged, where they were last seen, their chronic homelessness and veterans status, and referral milestones on the path to emergency shelter and permanent housing. OPEH meets regularly with the outreach teams to get individuals experiencing homelessness, including those that are unsheltered, into permanent housing. A dashboard has been developed to regularly monitor the system inflow and outflow of individuals experiencing chronic homelessness as well as veterans experiencing homelessness. As a result of these efforts, 50 percent of the individuals who exit in street outreach projects, exited successfully as noted in the System Performance Measures submitted to the Department of Housing and Urban Development (HUD) in February 2022.

The CoC uses a Coordinated Entry System to ensure that people have fair, consistent access to homeless assistance programs across the CoC. The written standards for the Coordinated Entry System outline the eligibility and prioritization process to quickly connect people experiencing homelessness to the resources that best fit their individual needs. The written standards allow for transparency, which also supports accountability. In FY 2020, the CoC incorporated new, system-wide standardized assessment tools. Local non-profit staff providing direct homeless service assistance were trained by OrgCode, the developer of the nationally tested Vulnerability Index – Service Prioritization and Decision Assistance Tools (VI-SPDAT). The latest versions of the VI-SPDAT Tools are now used for both singles and families experiencing homelessness. The use of these new assessment tools helps the CoC to better evaluate the needs of those experiencing homelessness, and thus create a more effective and efficient homeless services system. The data in all aspects of the Coordinated Entry System, maintained through the Homeless Management Information System, also allow the CoC to identify gaps and allocate resources

appropriately.

The CoC also utilized the ESG-CV funding to establish temporary non-congregate emergency shelters with hotels to prevent, prepare for, and respond to the coronavirus. More than 700 people were housed from the hotels, which includes a significant number of people who have experienced unsheltered homelessness.

In addition, Fairfax County's CoC has been partnering in a year-long process with the nine jurisdictions that participate in the Metropolitan Washington Council of Governments Homeless Services Committee in a Regional Racial Equity Initiative led by C4 Innovations to develop coordinated goals and strategies with action steps that each CoC can implement at a local level, and collectively as a region, to achieve a more racially equitable approach to ending homelessness.

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

In FY 2017, a bond referendum was approved to renovate or relocate four of the County's six emergency shelters as part of the Capital Improvement Program. The first of the shelters, the Bailey's Crossroads Community Shelter which was renamed to Bailey's Shelter & Supportive Housing, opened in FY 2020. The work in the shelters will make necessary repairs and enhancements to the facilities so that they are in safe, suitable conditions and ensure that they can meet the emergency shelter needs for families and individuals in the future. Each of the new shelters will include not only emergency beds but co-located permanent supportive housing units that will serve as housing opportunities for families and individuals who currently have none.

Also related to emergency shelter needs, new Coordinated Entry policies have streamlined the procedures for individuals to access the County's shelters and set new prioritization for individuals with the highest level of need. Individuals can call any of the shelters in the county, get assessed over the phone, and be placed on a prioritization list for shelter access. This is a significant improvement over the previous system in which individuals had to call each shelter separately and were admitted based on different entry criteria.

Transitional housing programs continue to be evaluated for effectiveness and efficiency. Many CoC-funded transitional housing programs have been converted to permanent housing (rapid rehousing and supportive housing), while others have adapted services to meet the changing needs of special populations in the community's homeless population.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Homelessness prevention is a high priority in the Fairfax County Continuum of Care as it is one of four strategies identified by the Board of Supervisors in the most recent strategic plan to prevent and end homelessness. The CoC invests a significant amount of resources in homelessness prevention from a variety of funding streams, public and private, including much of the Emergency Solutions Grant funding. As a result of this and other investments, the number of people who are literally homeless in the community, as reported in the annual Point-in-Time count, has decreased by 35 percent from 2008, when there were 1,835 people identified as literally homeless, to the 2022 Point-in-Time count, when only 1,191 people were identified.

The CoC and its partner institutions have long had a set of policies that help reduce the number of people becoming homeless upon discharge from publicly funded institutions. The Fairfax-Falls Church Community Services Board (CSB), the public mental health service provider, abides by the Commonwealth of Virginia State Psychiatric Discharge Planning Protocol. The CSB's specific discharge policies and procedures have been developed to support appropriate and safe community re-entry.

Discharge planners provide services to individuals who are hospitalized in state-funded psychiatric hospitals in the Commonwealth of Virginia, Local Inpatient Purchase of Services (LIPOS) state-funded private bed purchase program and the Adult Detention Center (ADC). The discharge planning team works in collaboration with individuals and other treatment providers to develop a comprehensive recovery-focused plan of care upon discharge. Forensic discharge planning services are provided to individuals hospitalized at a state facility from the ADC. Limited case management services are provided to individuals who require community partnering to link with services post discharge.

The Jail Diversion program provides pre- and post-booking diversion services to individuals with serious mental illness and co-occurring disorders who interface with the criminal justice system. The services include intensive case management, mental health support, psychiatric and medication management as well as linkage to other services. The program has and continued to show a marked reduction in re-incarceration and hospitalization for individuals who fully utilize the services offered.

The CSB's Program of Assertive Community Treatment and Intensive Case Management teams provide community-based services to homeless individuals with serious mental illness and co-occurring disorders. The team's goal is to work collaboratively with the individual to develop, implement and achieve goals that are meaningful and important, working with the family and the community support network to maximize success. This model decreases the number of hospitalizations and provides community support while improving stabilization. These services also extend to continue support after placement in housing.

In addition, a local nonprofit works with the inmates during incarceration to draft a discharge plan. Opportunities, Alternatives, and Resources (OAR) of Northern Virginia offers a class at the Adult Detention Center called After Release Planning. In this class, OAR staff review the services that OAR provides as well as resources in the community and offers anyone in the class the opportunity to meet with a case manager to develop an after-release plan. As part of the plan, OAR staff helps inmates to get identification cards and find appropriate housing if possible.

### **Discharging from Foster Care and Private and Nonprofit Medical Facilities**

State guidelines are also followed for individuals being discharged from foster care. In accordance with State policy, all foster care youth, age 16 and older, have a transitional independent living plan which describes the services that will be provided to prepare and assist youth in transitioning from foster care to independence. Foster Care social workers support and encourage youth to participate in their transitional independence plan and take responsibility for achieving independence, with a designated Independent Living Coordinator to implement independent living services and initiatives. At age 18, when foster care youth legally become adults, they are strongly encouraged to remain in foster care placement and to continue to receive services that will help them become self-sufficient.

While Fairfax County does not have any publicly funded hospitals, the Health Department works with private and nonprofit medical facilities to prevent people from being discharged into homelessness. The Health Department developed a Homeless Services Resource Guide which was distributed by hospital representatives to case management and discharge planning staff. The guide is intended to provide staff with supplemental information to make appropriate discharge planning decisions. Nonprofit shelter providers work directly with hospital discharge planners to try to avoid discharge into homelessness and assist with arranging services and helping to find appropriate housing as needed. If no appropriate housing can be located and medical care is still needed, patients are referred to Fairfax County's Medical Respite Program, which expanded in FY 2020 with the reconstruction of Bailey's Shelter & Supportive Housing. The Medical Respite Programs provide respite care, not to exceed 30 days, to homeless individuals in need of acute medical care. There are currently nine beds available in this program across the CoC.

**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 uses the Homeless Management Information System to collect data and prepare a variety of reports to evaluate the effectiveness of the homeless services system and measure progress. In 2009, the McKinney-Vento Homeless Assistance Act (Act) was amended by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act), which established a set of selection

criteria for CoC's to report their system-level performance to HUD. In the 2022 submission of System Performance Measures for federal fiscal year 2021, the average length of stay in emergency shelter was 117 days. Successful exits from street outreach projects was 50%. Ongoing investments in permanent housing for people experiencing homelessness, including individuals and families, those experiencing chronic homelessness, veterans, and unaccompanied youth, has proven effective in shortening the length of homelessness while increasing the number of people moving to permanent housing since the adoption of the Ten-Year Plan in 2008.

The HEARTH Act also required CoCs to design a local system to connect sheltered and unsheltered people experiencing homelessness to permanent, affordable housing and obtain the services necessary to sustain long-term stability. The establishment of eligibility and prioritization criteria for existing housing resources and development of standardized processes through the CoC's Coordinated Entry System has contributed to the successful outcomes achieved. Most individuals and families experiencing homelessness receive rapid rehousing assistance in emergency shelter with housing relocation and stabilization services, along with short-term rental assistance. However, the Coordinated Entry System helps to ensure that those that require more intensive housing interventions can be matched to the housing resources, such as permanent supportive housing or longer-term subsidies, that meet their needs.

### **Addressing Veterans Homelessness and Transition Age Youth Experiencing Homelessness**

During the 2022 Point-in-Time Count of homeless persons in Fairfax County, 4 percent of all single individuals experiencing homelessness identified as veterans. This relatively low representation of veterans in the local homeless population is a testament to the local, state, and federal leadership behind the efforts to end veteran homelessness.

In December 2015, Board of Supervisors Chairman Sharon Bulova agreed to have the county become part of the national Mayors Challenge to End Veterans Homelessness, an effort announced by First Lady Michelle Obama and amplified by the U.S. Department of Housing and Urban Development, the United States Department of Veterans Affairs, the United States Interagency Council on Homelessness and the National League of Cities. As outlined by the program, ending veteran homelessness means reaching the point where there are no veterans sleeping on the streets and every veteran has access to permanent housing. Further, the initiative works to provide systems so that should veterans become homeless or be at-risk of becoming homeless, communities will have the capacity to quickly connect them to the help they need to achieve housing stability. In November 2015, Governor Terry McAuliffe announced that the Commonwealth of Virginia had "effectively ended veterans' homelessness" as the result of the coordinated efforts and hard work of providers across the state.

A local interagency workgroup of local homeless veteran service providers continues to meet monthly to review the by-name-list of homeless veterans and move them to housing as quickly as possible. The work to end veteran homelessness is a significant part of the Built for Zero Initiative, a nationally recognized movement developed through Community Solutions designed to measurably and equitably



end homelessness. The greatest challenge for the Fairfax CoC to meet the federally established criteria for achieving the goal of ending veteran homelessness is identifying the permanent housing resources for chronically homeless veterans who are not eligible for Veterans Health Administration services and VASH vouchers.

In FY 2017 transition age youth experiencing homelessness began to be served by a new youth-dedicated, CoC-funded rapid rehousing program. The project is operated by a service provider with extensive experience serving homeless youth in the local community. In FY 2022 the project served 12 households, a total of 19 people. An efficient referral process between emergency shelters serving youth-headed households to the dedicated rapid rehousing program was also established in the local Coordinated Entry System.

## CR-30 - Public Housing 91.220(h); 91.320(j)

### Actions taken to address the needs of public housing

The FCRHA performed the following rehabilitation work on its federal RAD-PBV (formerly Public Housing) portfolio between July 1, 2021 and June 30, 2022:

- Belle View (40 units, Mount Vernon District) – Installed new laminate flooring.
- Colchester (8 units, Lee District) - Installed new carpeting.
- Greenwood (138 units, Mason District) - Installed new ranges, refrigerators, and HVAC systems.
- Kingsley Park (108 units, Providence District) – Installed new refrigerators and ranges.
- Ragan Oaks (51 units, Springfield District) – Installed new refrigerators, dishwashers, dryers and ranges. Installed new HVAC systems.
- Sheffield Village (8 units, Mount Vernon District) Installed new kitchen cabinets, countertops, and HVAC systems.
- Tavenner Lane (8 units, Lee District) - Installed new stoves, refrigerators, water heaters.
- Villages of Falls Church (36 units, Mason District) Installed new kitchen cabinets and countertops.
- West Ford (105 units, Mount Vernon District) – Installed new refrigerators, gas ranges, and gas water heaters. Installed new HVAC systems.

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

The FCRHA continues to encourage resident participation on the Resident Advisory Council (RAC). The RAC is comprised of participants in the Housing Choice Voucher and Rental Assistance Demonstration (RAD) programs who provide recommendations on agency policies. The Council's primary purpose is to participate in the overall policy development and direction of RAD and HCV operations by reviewing and commenting on policy matters concerning FCRHA operations such as modernization, security, maintenance, resident screening and selection. The Council also provides the FCRHA with letters of support for agency initiatives and helps communicate these initiatives and other policy changes to other residents.

During FY 2021 and FY 2022, the Council was briefed and provided feedback and signed letters of support for the FY 2021 MTW Plan. The Council provided this feedback in FY 2020 and FY 2021 because HUD provided the FCRHA with an extension of the deadline for the MTW Plan until September 30, 2020, due to the COVID-19 pandemic. The Council submits its recommendations to the FCRHA as part of the FCRHA's annual plan to be forwarded to the Secretary, Department of Housing and Urban Development. The Council also initiated significant outreach and recruitment efforts to maximize resident participation.

## **The FCRHA as an MTW Agency**

In December 2012 (FY 2013) the FCRHA was notified that it had been selected to become an MTW agency. In November 2013 (FY 2014), the FCRHA signed an agreement with HUD that officially designated the FCRHA as an MTW agency. The MTW designation enables the FCRHA to link its housing programs into a continuum; expand partnerships with nonprofit organizations to provide self-sufficiency services; reduce regulatory burden for staff and customers; and align housing resources with community needs.

The Fiscal Year (FY) 2022 Moving to Work Plan continued to implement several policies aimed at decreasing the cost of assistance to households in the Housing Choice Voucher Program. These policies were implemented to financially sustain the program. In addition, the FCRHA was granted authority to implement two new MTW Activities in FY 2022. First, the FCRHA was given authority to modify the Rental Assistance Demonstration Project-Based Voucher (RAD-PBV) program admissions policy. New applicants to the program, who meet all eligibility requirements except they do not generate a Housing Assistance Payment, are now allowed to lease up in the program. Second, the FCRHA was granted authority to use MTW funds for the acquisition and development of affordable units. This will help the FCRHA increase the number of affordable homes in Fairfax County, particularly those affordable to households earning 60% AMI or below. In addition to the new activities, in FY 2022 the FCRHA was granted authority to utilize single fund flexibility to assist residents with a hoarding disability. Funding will be used to assist with organization and clean-up services for a pilot program involving RAD-PBV residents.

## **Self-Sufficiency Initiatives**

In FY 2011, the FCRHA began operation of the PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center to link HCD residents with county resources to prevent eviction, assist with family crises, help meet lease obligations, facilitate access mental health services and participate in economic self-sufficiency programs. Due to reorganization, funding and staffing capacity, many of these services ended in calendar year 2021. Programs under the PROGRESS Center include Crisis Intervention and Service Coordination, HUD Family Self-Sufficiency (FSS) and Workforce Development. Work in these areas has yielded the below-noted outcomes in FY 2022

## **Crisis Intervention and Service Coordination**

From 2010 through 2017, the FCRHA administered HUD's Resident Opportunities and Self-Sufficiency (ROSS) service coordination program which served residents of public housing. Although the FCRHA became ineligible for ROSS funding due to the conversion of public housing portfolio to RAD, the FCRHA has remained committed to serving residents in substantially similar programs.

Rebranded in 2017 as the Family Stabilization and Service Coordination program, focus remained on stabilizing households while expanding services to other FCRHA programs. In FY 2022 (July 2021-January 2022), 42 households were served. In addition, the following outcomes were achieved:

CAPER

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- 15 of the 42 cases were closed during the reporting period, resulting in the following outcomes:
  - *Family Stabilization: 15 households were connected to vital safety net programs and community support services, predominantly eviction prevention, mental health service, adult and aging services, and basic needs assistance.*
  - *Housing Stabilization: 15 households were prevented from losing safe and affordable housing; 2 household was relocated to more suitable housing.*
- 10 new referrals for crisis intervention and/or service coordination were submitted to the PROGRESS Center by staff members on behalf of residents and identified as
  - 40% elderly and disabled
  - 30% disabled
  - 20 % elderly
  - 10% neither or declined to answer
- 8 referrals were diverted to other providers.
- 2 referrals were opened as formal service coordination cases.

### **HUD Family Self-Sufficiency (FSS) Program**

FCRHA has administered the Family Self-Sufficiency (FSS) program since the early 1990's. During FY 2022 the FCRHA served 110 households under the Family Self-Sufficiency (FSS) program, both as active participants and through aftercare services. Of the 110 households served, 12 were RAD-PBV. Of the RAD households:

- 1 household transitioned to a market rate homeownership.
- 1 household transitioned to the Fairfax County Homeownership Voucher program.
- RAD families increased their income by an average of \$29,680.
- RAD families increased their credit scores by an average of 70 points.

In addition, the RAD FSS program has achieved the following self-sufficiency outcomes during FY 2022:

#### *Asset Development/Wealth Building*

- The average escrow balance of the 12 participating RAD FSS families is calculated at \$3831.

#### *Employment*

- 6 of 12 households (67%) are employed.
  - Average earned income is \$ 26,228.
  - 4 families increased their household earned income. The average increase among these four families was \$15,458.

#### *Training and Education*

- 100 percent of households participated in a minimum of one type of training or educational activity (on the job, financial literacy, parenting, GED, technical/trade/workforce, or college level education).

Other family self-sufficiency initiatives included:

- Ongoing Marketing of Fairfax County Affordable Dwelling Units and First-Time Homebuyer properties throughout FY 2022.
- Marketing of for-sale Workforce Dwelling Units.
- Referring of families to the First-Time Homebuyers Program; and
- Coordinating with Public Housing/RAD-PBV, Housing Choice Voucher, and Fairfax County Rental Program participants desiring to transition from rental units to homeownership opportunities through the agency's MTW and THRIVE initiative.

### Workforce Development

Training and employment that leads to a living wage is a critical component to long-term self-sufficiency. Agency efforts to increase access to programs and services include basic resource dissemination and referral services, hands-on career assistance, and management of a bridge program through strategic community partnerships. In FY 2022, the following workforce development activities occurred.

*The Avenues to Career Training (ACT) program served 29 adults in FY 2022 with a 72% completion rate.* This free, 8-week program is a bridge program that assists individuals on beginning their career in healthcare. One graduate went on to obtain a Certified Medical Administrative Assistant credential. One student is pursuing a Bachelor Degree in Nursing at Stratford University. Forty eight percent of students were employed at the end of the program. The students have the opportunity to explore occupations in healthcare, hear from guest speakers that work in the field, explore training providers and programs, and present an autobiographical presentation about their future goals as a capstone project. The program includes CPR/First Aid and Mental Health First Aid certification, Suicide Prevention and Opioid Overdose Certificates. This program is possible because of partnerships HCD has developed with Britepaths, Computer Core, Financial Empowerment Center and Lorton Community Action Center.

*Over 250 employment, training and education opportunities were shared through the PROGRESS Center's economic listserv.*

Self-sufficiency initiatives under the PROGRESS Center including partnerships with Cornerstones, and Facets and County agencies such as the Fairfax County Department of Neighborhood and Community Services, were enhanced to bring programming into the County's RAD and FCRP community centers.

<b>Services and Programs</b>
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Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / office / another provider name)	Eligibility (RAD- PBV or HCV participants or both)
Housing Choice Voucher Homeownership	16  (Current Program Enrollment)	Applicant List	Homeownership staff continue to work with HCV families as they work toward their first home purchase. Three families purchased homes under the program in FY 2020.	Program assistance is available to HCV tenants who have been in the program for a minimum of one year and meet financial and other criteria.
Sponsor-Education Homeownership Seminars for properties with income and covenant restrictions in the First- Time Homebuyers Program - Homeownership Education	13 sessions with 1,200 attendees	Self-select to become eligible for First-Time Homebuyers Program	Fairfax County and Gerry Hyland Government Centers, and community events	Both RAD- PBV and HCV
<p>CORNERSTONES</p> <p><u>RAD-PBV Properties Served:</u> West Glade</p> <p><u>Programs/Services:</u> Advocacy, case management and service coordination; basic needs assistance; summer lunch program; tutoring and homework help; out-of- school time enrichment activities; family education and awareness activities; community engagement; resident capacity building and leadership development.</p>	Varies by program	Voluntary, Self-Selection; restricted to property residents	Virtual; On-Site Community Center; Neighborhood Sites	Participation is open to any RAD-PBV household.
<p>FACETS</p> <p><u>RAD-PBV Properties Served:</u> Barros Circle, and Ragan Oaks, Wedgewood</p> <p><u>Programs/Services:</u> Case management and service coordination; basic needs assistance; summer lunch program; tutoring and homework help; out-of- school time enrichment activities; family education and awareness activities; community engagement and leadership development. On-site computer lab.</p>	Varies by program	Voluntary, Self-Selection; restricted to property residents	Virtual, On-Site Community Center; Neighborhood sites	Participation is open to any RAD-PBV household.

**Table: FCRHA RAD-PBV Services and Programs****Encouraging Participation in Homeownership Activities**

Regarding actions taken to encourage RAD-PBV residents to participate in homeownership, Homeownership staff of HCD meets with residents to discuss the possibility of using their vouchers for homeownership opportunities during the relocation process. Residents who qualify for homeownership are able to purchase a home with their tenant-based vouchers, subject to available homeownership vouchers. In FY 2022, five new families purchased a home with their voucher and five families graduated from the voucher homeownership program when their income rose to the point they no longer needed the subsidy to pay their mortgage.

With Workforce Dwelling Units, those with incomes nearing the maximum income limit have the option to purchase units targeted to those with incomes up to 120 percent of Area Median Income. However, it was noted that many families in RAD-PBV units do not currently have sufficient cash assets required for homeownership. Those residents are referred to HUD-approved housing counseling agencies to work on their credit, savings and budgeting skills. Additionally, because RAD provides tenant-based Housing Choice Vouchers to residents, after a period, these residents can purchase homes under the HCV Homeownership program. This creates options for families when RAD units are renovated for replacement housing, whereas Public Housing residents did not have access to subsidies, RAD residents will.

Community Development Block Grant (CDBG) funds have been used for down payment assistance since late fiscal year (FY) 2019. In FY 2022, a total of 56 families each received a \$10,000 forgivable loan, for a total of \$560,000. Each loan will be forgiven if the family remains in the home as their primary residence for at least five years, during which time the family will build equity.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

Actions taken 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. 91.220 (j); 91.320 (i)

- Fairfax County continues to utilize the Affordable and Workforce Dwelling Unit programs to deliver affordable housing units in new residential developments. In particular, the Workforce Dwelling Unit program (WDU program) provides affordable units in high-density areas near transit stations and employment opportunities. The County also ensures that approved residential rezoning applications either committed dwelling units and/or cash contributions to the Housing Trust Fund. Fairfax County will continue to implement land use policies to provide affordable housing opportunities to income eligible working households. In March 2019, the Fairfax County Board of Supervisors (Board) established the WDU Policy Task Force to consider policy recommendations for the WDU rental program because the WDUs at the 100- and 120-income tiers were above market rents. On July 14, 2020, the Board authorized a Comprehensive Plan Amendment to provide updates to the county's WDU Policy for rental WDUs. The Countywide and Tysons WDU Policies were designed as proffer-based incentives to encourage housing development at a variety of affordability levels in mixed-use activity centers. The Comprehensive Plan Amendment was unanimously approved by the Board on February 23, 2021. The amended WDU Policy for rental WDUs serves households earning between 60 and 80 percent of the AMI.
- The Fairfax County Board of Supervisors and the Fairfax County School Board adopted the One Fairfax racial and social equity policy in 2017, to ensure all individuals in the community have an opportunity to reach their highest level of personal achievement. Stable, affordable, and high-quality housing is the key to increasing access to opportunities and ensuring all residents can prosper. As part of the adopted Fairfax County Communitywide Housing Strategic Plan, the FCRHA will incorporate a racial and social equity review of future policymaking decisions.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

During FY 2018, the FCRHA expanded its role in serving the ID/DD population by entering into an agreement with DBHDS to administer an HCV-like program entitled the State Rental Assistance Program (SRAP). The increased focus on providing housing and other supportive services to this vulnerable population was mandated by a Supreme Court decision and a resultant agreement between the U.S. Department of Justice (DOJ) and the Commonwealth of Virginia. Through this partnership, state funds are allocated to the FCRHA through DBHDS to provide rental assistance for families in this special population and the program will be administered by FCRHA staff. DBHDS screens and refers eligible members of this population to FCRHA staff.



The FCRHA has continued to play a lead role in addressing the housing needs of persons with intellectual and/or developmental disabilities (ID/DD) in FY 2022. As of June 30, 2022, the FCRHA was serving 136 eligible households. 120 households were under lease agreements, 11 had certificates issued and were actively searching for units, and 5 were completing the financial eligibility process.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Abatement of lead-based paint in Fairfax County's Public Housing was completed in the fall of 1997. No new Public Housing units have been added since that time. Telephone consultation, literature, and referrals to private lead testing companies are provided to citizens who call regarding lead-based paint or other potential environmental lead hazards in the community. The County has implemented procedures for compliance with regulations issued by HUD which established new requirements for notification, evaluation, and reduction of lead-based paint hazards in federally owned residential property and housing receiving federal assistance. HCD staff have attended training seminars on Implementing the Lead Safe Housing Rule in CPD-Funded Programs.

Lead-based paint hazards review is part of the County's Environmental Review process for all federally funded projects. Project managers fill out Environmental Review Abstracts in which the age of the property is identified to determine if the property was built at a time when lead-based paint was used, as well as whether any paint will be disturbed. If answers to these questions warrant further review, the case is sent to HCD's staff person responsible for lead-based paint follow-up and mitigation. Appropriate actions are taken to ensure compliance with Lead-Based Paint Regulation (24 CFR Part 35) including testing. The appropriate level of remediation is done for lead-based paint findings.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The Fairfax County Consolidated Community Funding Pool (CCFP) is a competitive grant process for funding human services through community-based organizations. Begun in 1997, the CCFP combines Fairfax County General Fund dollars along with the Community Development Block Grant (CDBG) and the Community Services Block Grant (CSBG). The CCFP provided funding for several projects that met the priority to provide supports that assist individuals and families in achieving self-sufficiency.

Under the Department of Family Services, the Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors. The CAAB advises the Board on the needs, concerns and aspirations of low-income persons and recommends policies that promote meaningful change. The CAAB makes the determination as to which projects will receive CSBG funding through the CCFP process. Programs funded through the CCFP with CSBG funds are targeted towards households with incomes at or below 125% of the Federal Poverty Program Guidelines. In FY 2022 CSBG funds

totaling \$1,011,083, were used for the following types of projects, based on the funding priorities of the Community Action Advisory Board (CAAB) which oversees the disbursements of the CSBG funds:

- Housing 35%
- Health & Social/Behavioral Development 25%
- Support Services (Childcare) 20%
- Employment 10%
- Education & Cognitive Development 10%

Six Community-Based Organizations received a total of 10 contracts partially or fully funded with CSBG. These organizations report quarterly to the CAAB on the success of their programs. They are:

### **Housing**

**Shelter House - Domestic Violence & Supportive Housing** - Provides housing location assistance, rental assistance, and intensive case management to victims of domestic violence experiencing homelessness.

**Cornerstones – Affordable Housing Plus** - Provides supportive services to individuals to ensure they do not return to homelessness once they enter permanent housing.

**Pathway Homes** - Provides support in moving into permanent housing if not currently housed, education on lease requirements and community rules, training on basic living skills that support housing stability (budget, care of self and personal space, etc.), assistance emergent and ongoing healthcare needs, conflict resolution and problem-solving skills training, advocacy in support to ensure housing rights are not violated, support in accessing community resources to sustain independent living in the community, advocacy with landlord as appropriate, social skills training to include interpersonal skills and assertiveness skills training and support in transitioning to other stable permanent housing as needed/preferred, to adults with severe mental illnesses and/or other co-occurring disabilities.

**Second Story - Assisting Young Mothers** - Young women 18-22 years old who are homeless single mothers and their children will receive safe stable housing, food and clothing. Services provided including linking the young women to community resources, help with educational goals, job preparedness, financial literacy, a savings plan, life skills training and medical and mental health care.

**Second Story - Homeless Youth** - Provide homeless unaccompanied Fairfax County High School students with assistance in locating and affording safe, stable, appropriate housing.

### **Health & Social/Behavioral Development**

**United Community Ministry – Stepping Stones** – Provide three-day emergency supply of food, supplemental nutritious foods, including fresh produce to individuals and households.

### **Support Services (Childcare)**

**Northern Virginia Family Service – Multicultural Center** - Provide direct assistance and/or referrals for clients to be able to meet their basic needs (such as food, clothing, shelter, transportation, employment, medical services, etc.) and access community resources that promote stability.

**United Community Ministries - Early Learning Center** - Provide early learning and care to the children of parents seeking to obtain or maintain employment or to pursue higher educational or vocational goals.

### **Education & Cognitive Development**

**Second Story - Culmore Youth Outreach Program** - Provide youth with activities that encourage them to stay in school and improve their academic achievement which includes supervised recreation, homework assistance, enrichment activities and assistance with college applications

**Cornerstones – Kids and Parents Engage** - Improves the academic performance of targeted children and youth through Afterschool Out-of-School-Time (OST) programming which includes homework help and enrichment programming.

In addition to the CSBG funds, approximately \$10 million in County General Funds are awarded through the CCFP pool and \$2 million in CDBG funds (discussed in a previous section.) A complete list of the programs funded by the CCFP can be found at

[https://www.fairfaxcounty.gov/procurement/sites/procurement/files/assets/documents/ccfp/fy21-22\\_list\\_of\\_awards.pdf](https://www.fairfaxcounty.gov/procurement/sites/procurement/files/assets/documents/ccfp/fy21-22_list_of_awards.pdf)

In addition to the Funding Pool, the Fairfax County Department of Family Services (DFS) coordinates a regional, volunteer-run campaign, known as the Volunteer Income Tax Assistance (VITA) Program, to provide free assistance with the preparation of federal and state income tax forms for individuals and families with low to moderate-income. For tax year 2021, due to COVID 19 restriction all VITA sites were operating by appointment only:

- 88 dedicated, IRS trained and certified volunteers
- 9 VITA sites and 0 Facilitated Self Assistance sites
- 1,474 Federal and State Tax Returns prepared and filed
- \$3 million in Federal Tax refunds
- \$1,070,943 Child Tax Credit (CTC)
- \$901,264 Earned Income Tax Credit (EITC)

## HCD and DFS Coordinated Efforts

Proposed actions in the plan relating to the goals of the Community Action Advisory Board were undertaken as were the following identified programs: Housing Choice Voucher, Transitional Housing, Permanent Supportive Housing, and Family Unification Program. Organizations funded in the Funding Pool 21-22 cycle by the Community Services Block Grant focused on services and supports responding to the needs created by the COVID 19 pandemic, including affordable housing and emergency food services.

The Fairfax County Department of Housing and Community Development (HCD) and DFS coordinate efforts and share responsibilities in fighting poverty. Other coordination efforts between HCD and DFS include client referrals, information sharing regarding mutual clients (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs. Specific programs include:

### Partnership for Permanent Housing and Housing Choice Voucher Program

- Partnership for Permanent Housing: HCD and DFS operated the Partnership for Permanent Housing, in cooperation with three Fairfax County nonprofit organizations (Northern Virginia Family Service, Reston Interfaith, and New Hope Housing). PPH provided stabilized, affordable rental housing and intensive case management and supportive services to homeless and formerly homeless families. The primary goal of the program was for families to achieve self-sufficiency and homeownership. The contract services with the participating nonprofit agencies were discontinued in FY 2012 when the program completed its fifth and final year. However, the nonprofit agencies have been continuing to work with a few remaining families who are still receiving tenant-based rental housing assistance through federal funding administered by HCD.
- Housing Choice Voucher: HCD receives referrals and issues vouchers for homeless families, and DFS and the Office to Prevent and End Homelessness (OPEH) provide ongoing supportive services for them. As a continuation from FY20, during FY 2022 HCD ceased accepting all referrals due to funding.

### Permanent Supportive Housing and Family Unification Program

As of January 1, 2022, Supportive Shared Housing is no longer allowed in the RADPBV Program. All Supportive Shared Housing participants have either been issued an individual HCV voucher and or ported out to a new jurisdiction or transferred to a single RADPBV unit. Supportive Shared Housing is still allowed in the HCV Program.

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Unification Program: FCRHA administers 175 Family Unification Vouchers (housing choice vouchers) that were awarded from HUD. The Family Unification Program (FUP) is a program under which Housing Choice Vouchers are provided to two different populations: 1) Families for whom the lack of adequate housing is a primary factor in (a) the imminent placement of the

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family's child or children in out-of-home care, or (b) the delay in the discharge of the child or children to the family from out-of-home care. There is no time limitation on the FUP family vouchers. 2) For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and have left foster care or will leave foster care in 90 days and are homeless or are at risk of becoming homeless at age 16 or older. DFS screens and refers these youth and the families and provides follow up case management for them for at least one year after they receive their voucher. FACETS is also providing the follow up case management if the family no longer needs DFS services.

### **Rental Subsidy and Services Program**

HCD also administers the Rental Subsidy and Services Program (RSSP), a locally funded rental subsidy program operated through a local nonprofit organization, Northern Virginia Family Services (NVFS). As of the end of June 2022, a total of 55 households have leased up through the Rental Subsidy and Services Program. Two percent of those that have left RSSP have moved to sustainable housing.

The average income served in the program in FY 2022 was \$15,074.

The Rental Services and Subsidy Program is intended to be a gateway to the county's Housing Continuum as part of the Fairfax County Redevelopment and Housing Authority's Moving to Work program. The Housing Continuum and the FCRHA's Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) Initiative is an approach that provides work incentives, service supports, and permanent housing to residents of FCRHA properties. The THRIVE Housing Continuum is focused on self-sufficiency and establishes goals to help residents move to their highest level of success.

The Rental Services and Subsidy Program (RSSP) replaced the Bridging Affordability Program with more access to our residents at lower or no income levels. It will serve those that are homeless, are victims of domestic violence, have a physical and/or sensory disability or are clients of the Community Services Board.

### **Section 3 Residents and Businesses Assisted**

#### **FY 2022 Section 3 Efforts**

- Maintain employment resource areas in multiple locations (FCRHA-owned properties, main lobby at both FCRHA administration offices) with job postings, job fairs, hiring events, and training programs.
- Weekly economic listserv disseminated to subscribers that included job postings, job fairs, entrepreneurial resources, and training resources.
- Dissemination of job fairs and job lead flyers in all common areas of properties and the office lobbies until March 2020 at which time offices were closed to the public due to COVID.
- Served 30 adults in the Healthcare Pre-Apprenticeship Program.

- Contractors reported 7 Section 3 new hires out of a total of 16 (43.75%) during this reporting period.

## Partnerships

### Avenues to Career Training (Employment Training Program)

HCD continued the partnership with the local non-profit Britepaths, on an employment bridge program with a focus on healthcare. The program served 29 adults in FY22, with a completion rate of 72%. All participants were either unemployed or underemployed and had barriers to entering a traditional learning institution. Forty eight percent of participants gained either part-time or full-time employment.

The Avenues to Career Training Program (ACT) assists adult learners in beginning a career pathway to join the workforce in the high demand sector of healthcare. Its goals are simple yet comprehensive: 1) provide contextualized adult basic education to low-income, underemployed residents that lack the confidence and/or academic level to enter into a traditional vocational training program, 2) help fill the gap of workers needed in the healthcare industry, 3) provide basic computer training, 4) provide financial literacy using volunteers from the Financial Empowerment Center, 5) guide students through career exploration and planning, and 6) provide supportive services to promote long term economic independence. The program targets residents that have barriers to entering a traditional educational system. Since the COVID pandemic there is more interest in jobs that are not direct patient care.

The program continued to be 100% virtual this year. This proved to have benefits to include serving residents in parts of the county outside of the Route 1 corridor, as well as, serve those with transportation and childcare barriers.

HCD and Britepaths continued to collaborate with the local workforce agency, Virginia Career Works (formerly SkillSource Group) and the Department of Family Services to provide after care employment services to the graduates. Twenty-four percent of students went on to further their vocational training after completing the ACT program. Funds utilized to support the students in their vocational training include Workforce Innovation and Opportunity Act (WIOA), state scholarships/assistance, and federal loans from the Department of Education. In addition, Britepaths received a private donation that was awarded to 2 program participants. The students that pursued further vocational training went to one of the following providers: NOVA Workforce, FCPS Adult and Community Education, Stratford University.

Other partners that make this program possible include Computer Core, Financial Empowerment Center, and Lorton Action Community Center. Britepaths received a 2-year grant for fiscal years 2021-2023 from the Consolidated Community Funding Pool (CCFP) which provided necessary funding to continue offering this free program to Fairfax County residents and tenants of HCD housing programs through June 30, 2022.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

During FY 2022, Fairfax County staff provided assistance as needed to help nonprofit staff understand the terms and compliance requirements of the CCFP funding, which includes CDBG and Community Services Block Grant (CSBG) funds, for specific targeted public services activities.

In addition, Fairfax County implemented primary activities under its HOME Program, ensuring that funds will be committed and expended in a timely and productive manner each program year. These programs include:

- Tenant Based Rental Assistance;
- Affordable Housing RFP; and
- Fair Housing.

The Real Estate Finance and Grants Management Division provides program technical assistance to the various divisions within HCD that use county HOME funds in support of these program activities. In addition, it should be noted that the community-based nonprofit organizations operating in the county actively participate in the development of policies and programs related to the provision of affordable housing and public services.

**Strategy 1 and Future Actions**

The following is a report on strategies proposed in the Action Plan:

Strategy #1: Make a segment of Rental Subsidy and Services Program(RSSP) 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 Rental Subsidy and Services Program (RSSP) is a time-limited rental assistance program that lasts for up to two years. Eligible individuals must currently be on a CSB residential/housing waitlist (e.g., in the Community Housing database or on a supportive residential waitlist). Households pay 30 percent of their monthly income toward rent. CSB is allocated a specific number of RSSP space allotments. RSSP prioritizes individuals who are being discharged from residential treatment and have no other housing options for this resource. Landlords must agree to accept the RSSP assistance and participate in annual housing inspections.

In combination with the former Bridging Affordability Program and in collaboration with Northern Virginia Family Service (NVFS), a short-term rental assistance program entitled STRAP was implemented during the FY 2015. Under this program, individuals can receive one year of housing subsidy. Since 2016, the Bridging and STRAP programs have supported 48 individuals to transition into housing for a maximum of two years while they increase self-sufficiency and plan for exiting the programs and planning for long term housing options. Among the other CSB populations included in the pilot were those with Mental Health and Substance Use disorders, and those currently experiencing homelessness or at risk of homelessness.

## Strategy 2 and Future Actions

Strategy #2: Stimulate alternative affordable housing opportunities through development of a roommate referral program.

In FY 2016, the Fairfax County Long Term Care Coordinating Council collaborated with the 50+ Plan Program for the Shared Housing initiative. This initiative/program was designed to enable older adults to remain in their homes, frequently referred to as promoting “aging in place”. The initiative’s primary focus is to assist older adults residing in Fairfax County to locate someone to “home share” with them. The purpose of the “home share” function is to provide safety and non-personal care support (e.g. shopping, shoveling snow, etc.) in exchange for reduced rent.

Actions proposed for this strategy include: 1) development of a guidebook as a resource for individuals interested in home sharing. As of June 2018, the completed guidebook is published and called “A Consumer’s Guide to Homesharing”, <https://www.fairfaxcounty.gov/familyservices/sites/familyservices/files/assets/olderadults/pdfs/2019-01-29-consumers-guide-to-home-sharing.pdf>; and 2) Establish a home share program at a reputable non-profit. Work continues to secure funding and a local non-profit to establish and operate a home share program. In the past year, several web-based home share programs targeting older adults have emerged in the marketplace providing on-line home sharing guidance and support.

In addition, another program as part of **The Northern Virginia Housing & Supportive Services Regional Implementation Team project** launched a site for finding a roommate: <http://www.novahss.org/about-the-roommate-i-match-service>. As individuals with developmental disabilities increasingly decide to access integrated, independent housing, one major challenge that can hinder progress is finding a roommate. This web-based tool aims to make that part of the process more efficient and connects a client with a prospective housemate that they would not be aware of otherwise. Information sessions continue and are sponsored by Service Source and the regional team with moderate success.

## Strategy 3 and Future Actions

Strategy #3: Expand the Housing Locator program to serve non-homeless individuals with disabilities in precarious housing situations.

In 2019, the housing locator program continued its scope to include non-homeless individuals with disabilities in precarious housing situations. For example, many individuals with intellectual disabilities have made the choice to move out of their current housing situations which include nursing homes, family homes, Intermediate Care facilities and institutions. However, they may find it very difficult to locate housing in a timely manner. In response to this current need for Fairfax County, the Virginia Department of Behavioral Health and Developmental Services (DBHDS) has funded two positions that will function as Community Housing Guides. These individuals will assist Fairfax County residents who are diagnosed with Intellectual or Developmental Disabilities (I/DD) in providing housing location and housing stabilization services. It is anticipated that the majority of these individuals will also utilize the



State Rental Assistance Program (SRAP) which provides non-time limited vouchers for this population. Future strategies include launching the Community Housing Guide service in Fairfax County by June 2020, collaborating with a reputable community partner familiar with the needs of people with intellectual and developmental disabilities

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Proposed actions in the plan relating to coordination efforts between the Department of Housing and Community Development (HCD) and the Department of Family Services, specifically client referrals, information sharing regarding mutual clients (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs, were undertaken. Regarding how future actions will change as a result of the current year, in Fiscal Year 2022 the Community Action Advisory Board continued to work closely with HCD, in recognition of the importance of affordable housing to improving the economic success in the county by providing a representative to the Affordable Housing Advisory Committee and advocating at the state and local level for the allocation of resources to ensure the plan is implemented.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdiction’s analysis of impediments to fair housing choice. 91.520(a) Testing**

- In March 2022, the OHREP published a testing Report “Fair Housing Rental, Sales, Lending Testing Report,” on its website outlining the results of testing conducted between June 2019 and March 2021 on fair housing and fair lending tests in the mortgage, sales, and rental markets regarding protect classes race, ethnicity, and disability.

**Enforcement Activities**

- The Fairfax County Office of Human Rights and Equity Programs (FCOHREP) is a U.S. Department of Housing and Urban Development (HUD) certified substantially equivalent agency and, therefore, eligible to file and investigate complaints under Fairfax County jurisdiction that are dual filed with HUD. The agency’s Human Rights Division received 20 new fair housing complaints between July 1, 2021 and June 30, 2022, all of which were dual filed with HUD.
- 40 cases were investigated or engaged in post-cause conciliation by staff during this period, all but 5 of which were dual filed with HUD.
- 19 complaints were closed,
  - 12 with a “No Cause” finding,
  - 1 was closed with a “Post-Cause” settlement,
  - 6 cases were conciliated, and
- 12 cases remained under investigation
- 4 remain open for ongoing post-cause conciliation as of June 30, 2022.

## Education and Outreach Events and Materials

### *Presentations:*

- **February 23, 2022: Source of Funds Virtual Training** – Two OHREP staff members presented information on source of funds protections, and OHREP's new expedited reporting form for case managers. Approximately 24 housing service providers attended.
- **February 24, 2022: Source of Funds Virtual Training** – Two OHREP staff members presented information on source of funds protections, and OHREP's new expedited reporting form for case managers. Approximately 33 housing service providers attended.
- **February 24, 2022: Housing Discrimination Based on Sex, Sexual Orientation and Gender Identity Virtual Training** – The OHREP in collaboration with the Equal Rights Center conducted a virtual training outlining how sexual orientation and gender identity are covered by the Fair Housing Act, established what constitutes a prima facie case of discrimination, provided training to improve cultural competency in this field, and specified testing and investigative tools that may be utilized to investigate cases that allege discrimination based on sexual orientation and gender identity. Approximately 155 individuals representing the public, private and non-profit sectors, including representatives of the real estate industry attended.
- **April 6, 2022: Source of Funds Virtual Training** – Two OHREP staff members presented information on source of funds protections, and OHREP's new expedited reporting form for case managers at Katherine Hanley Family Shelter. Approximately 8 housing service providers attended.
- **April 27, 2022: Fair Housing Month Event: Diversity, Equity & Inclusion: Barriers and Bridges to Fair Housing** – The OHREP in partnership with the Equal Rights Center, Legal Services of Northern Virginia, and the Northern Virginia Association of Realtors presented a virtual Fair Housing presentation and training session for Fair Housing month. The training portion was conducted by the Equal Rights Center and Legal Services of Northern Virginia and included a detailed discussion on Source of Funds protections and Reasonable Accommodations. Approximately 190 individuals representing the public, private and non-profit sectors, including representatives of the real estate industry attended.
- **June 8, 2022: How Racial Bias Restricts Housing, Neighborhood Choice, and Integrated Communities Virtual Training** – The OHREP in collaboration with the Equal Rights Center conducted a virtual training outlining how decades of government policy have allowed for segregation and discrimination having lasting impact on communities of color and continuing to shape our country in many ways. The training discussed the importance of understanding how, because of this history, seemingly race-neutral policies or practices can further marginalize people of color and perpetuate segregation. Approximately 270 individuals representing the public, private and non-profit sectors, including representatives of the real estate industry attended.

### *Resource Festivals:*

- **September 18, 2021: Justice for Justice Park** – Two OHREP staff members hosted and managed an information booth displaying and distributing fair housing brochures and related materials in a variety of languages, providing information about the services and resources available, discussed the enforcement role the agency provides, and answered questions.
- **April 23, 2022: Culmore Community Day** – Two OHREP staff members hosted and managed an information booth displaying and distributing fair housing brochures and related materials in a variety of languages, providing information about the services and resources available, discussed the enforcement role the agency provides, and answered questions.
- **June 5, 2022: Reston Pride** – Two OHREP staff members hosted and managed an information booth

displaying and distributing fair housing brochures and related materials in a variety of languages, providing information about the services and resources available, discussed the enforcement role the agency provides, and answered questions.

- **June 5, 2022: Mount Vernon Family Fun Day** - Two OHREP staff members hosted and managed an information booth displaying and distributing fair housing brochures and related materials in a variety of languages, providing information about the services and resources available, discussed the enforcement role the agency provides, and answered questions.

### ***Brochures/Publications/Materials:***

Due to the pandemic, FCOHREP distributed a number of its fair housing brochures and related publications electronically. In addition to fair housing brochures and related publications and materials distributed or shown as part of FCOHREP fair housing presentations virtual resource fairs, and other events, the agency regularly provided materials to various other county agencies and organizations for display and distribution. Fair housing materials also are available at libraries throughout the county, for download on the agency's website, and in hardcopy upon request.

### ***Media/Advertising:***

The FCOHREP website continues to feature a variety of fair housing videos, brochures, and other publications, some of which are listed below:

How Racial Bias Restricts Housing, Neighborhood Choice, and Integrated Communities:

- The Racial Bias webinar has been posted on the OHREP's website and is available via YouTube
- The Racial Bias one-pager has also been posted on the OHREP's website

Fair Housing: Housing Discrimination Based on Sex, Sexual Orientation, and Gender Identity:

- The Sexual Orientation webinar has been posted on the OHREP's website and is available via YouTube
- Materials associated with the webinar have also been posted on the OHREP's website

Fair Housing Concerns & COVID-19:

- The Covid-19 animated video has been posted on the OHREP's website and is available via YouTube
- The Covid-19 animated video is also available on Fairfax County's video on demand
- This animated video focuses on fair housing issues that have emerged as a result of the COVID- 19 pandemic

*New Protected Classes in Fairfax County:*

- The Protected Classes animated video has been posted on the OHREP's website and is available via YouTube
- The Protected Classes animated video is also available on Fairfax County's video on demand
- This animated video focuses on the new protected classes in Fairfax County (as of June 2020): Source of Funds, Sexual Orientation, Gender Identity, and Military Status

*Equity: Predatory Lending:*

- The Predatory Lending video is posted on the OHREP's website and available on Fairfax County's video on demand

- Prominent civil rights attorney, John Relman answers Internet forum questions on predatory lending. Relman describes how unfair lending practices have historically targeted communities of color and how consumers and advocates can hold banks and lenders accountable for deceptive sales tactics. The video is available for viewing on Channel 16 on demand and via a link on the agency's website.

#### *Fair Housing Act (50 Years)*

- The Fair Housing Act video is posted on the OHREP's website and available on Fairfax County's video on demand
- This video, taped using footage from FCOHREP's 2018 fair housing month annual event, includes interviews with featured speakers on the significance of and events surrounding the passage of the Fair Act in 1968 and related current issues.

#### *Fairfax County Fair Housing Taskforce*

OHREP staff continued to lead and participate in Fair Housing Task Force Meetings held quarterly, comprised of stakeholders from the housing industry; representatives of community associations, non-profit groups, the government sector, and the public.

#### ***Other Outreach Related Activities:***

- October 26, 2021: Fairfax County's Fair Housing Focus Group - Four OHREP staff members in collaboration with the Fairfax County Department of Housing staff participated in a Stakeholder Focus Group to help the County prioritize fair housing goals and actions regarding the Regional Analysis of Impediments. Information presented included national and local data on housing and a discussion on fair housing related issues. Approximately 36 leaders from a variety of organizations operating in the public, non-profit and private sectors participated.
- October 28, 2021: Fair Housing Public Forum – Four OHREP staff members promoted, participated in, and helped to arrange a virtual town hall meeting held for community members to discuss fair housing and related issues and to obtain input for the Regional Analysis of Impediments. In addition to presenting data and information on fair housing, the forum included an opportunity for participants to attend breakout groups and to ask questions and provide input. Community discussion included the following topics: racial and ethnic segregation in access to housing, access to communities with high quality schools, good jobs, and public transportation, housing challenges faced by families with children and voucher holders, fair housing enforcement, and access to housing for persons with disabilities. Approximately 59 individuals attended the session.
- February 8, 2022: Mobile Home Advocates Meeting – Two OHREP staff members presented OHREP material available for use by housing advocates and provided copies of OHREP outreach materials for advocates to distribute at various community meetings along the route 1 corridor. There were 8 individuals in attendance.
- June 14, 2022: Regional Analysis of Impediments: Joint Meeting with Community Advisory Committee – Three OHREP staff members participated in a virtual "townhall" during which community advocacy groups provided feedback and recommendations on the Regional Analysis of Impediments.
- June 16, 2022: One OHREP staff member attended a Low Vision Townhall meeting, and provided OHREP resources, and information regarding OHREP's complaint process. Approximately 20 individuals were in attendance.

**REQUESTS FOR INFORMATION:**

- **July 1, 2021-June 30, 2022:** During this time-period, staff members continued to respond on a regular basis to a number of calls and requests for information covering a variety of topics related to fair housing laws and associated issues.
- **October 20, 2021:** The OHREP provided FY 2019-2021 data for the Regional Analysis of Impediments including the number of housing cases received by the OHREP broken down by protected class, for inclusion in the Council of Governments Regional Analysis of Impediments presentation.
- **January 18, 2022:** The OHREP provided printed outreach materials to neighboring jurisdiction Prince William County upon request.

**FAIR HOUSING TRAINING OPPORTUNITIES:**

- **October 25, 2021 – October 28, 2021: National Fair Housing Training Academy’s Fundamentals of Fair Housing Training FHAP Investigation** – This training the fundamentals of managing conducting fair housing investigations. Two staff members attended this training.
- **November 9, 2021: National Fair Housing Training Academy’s Discrimination in Evictions: Exploring the Interface between Fair Housing Claims and the Eviction Crisis** – This training focused on discussing emerging issues related to the upcoming lift of the moratorium on evictions and the impact that evictions have on homeless populations. One staff member attended this training.
- **November 17, 2021: National Fair Housing Training Academy’s Strategies for LGBTQI+ and Gender Identity Housing Discrimination Investigations** – This training focused on preventing and combating housing discrimination on the basis of sexual orientation and gender identity. One staff member attended this training.
- **December 6, 2021 – December 9, 2021; March 21, 2022 – March 24, 2022: National Fair Housing Training Academy’s Fundamentals of Fair Housing Intake Training** – This training focused on providing an overview of the intake and complaint process and requirements. Three staff members attended this training.
- **December 14, 2021: One Fairfax’s Advancing Racial Equity: The Role of Government.** This training examined historical housing segregation, personal biases, and recommendations for implementing equitable policies and procedures in all areas of local government processes. Six staff members attended this training.
- **January 3, 2022 - January 7, 2022; March 28, 2022 – April 1, 2022: International Development Planning’s Advanced Fair Housing Case Development Training.** This training focused on the prima facie elements of proving a housing discrimination complaint. Four staff members attended this training.
- **January 10, 2022 – January 14, 2022; March 7, 2022 – March 11, 2022: International Development Planning’s Advanced Fair Housing Investigations.** This training covered topics including identifying and interviewing witnesses and requesting and reviewing documentation in order to draft an investigative report. Four staff members attended this training.
- **February 28, 2022 – March 4, 2022: National Fair Housing Training Academy’s Basics of Fair Housing Training.** This training covered the history of the fair housing act and the role of Fair Housing Assistance Programs in enforcing the fair housing act. Five staff members attended this training.
- **March 17, 2022: National Fair Housing Training Academy’s Assistance Animals are not Pets Forum** – This training covered the American’s with Disabilities Act and HUD’s guidance memo with respect to service animals in housing. Four staff members attended this training.

- **March 23, 2022 – March 25, 2022: John Marshall Conference: Repairing the Harms Caused by Housing Discrimination.** Experts from the nonprofit, industry, and government sectors discussed fair housing issues that remain entrenched in housing processes, and how they may represent violations of fair housing laws. Recommendations on how these issues might be addressed by members of the housing industry as well as by public and private fair housing organizations were discussed. Two staff members attended this conference.
- **March 24, 2022: National Community Reinvestment Coalition’s Judicial and Non-Judicial Foreclosure Timelines.** This training focused on the timelines of the foreclosures process in relation to the upcoming lifting of the moratorium on foreclosures. One staff member attended this training.
- **April 25, 2022 – April 29, 2022: International Development Planning’s Outreach Professional’s Fair Housing Testing Training.** This training focused on providing tips for outreach and education staff on ways to better outreach the community, particularly in a virtual setting. One staff member attended this training.
- **June 20, 2022 – June 24, 2022: International Development Planning’s Outreach Professionals Training.** This training focused on providing tips for outreach and education staff on ways to better outreach the community, particularly in a virtual setting. One staff member attended this training.

### Specific Impediments and Actions Taken

Impediments, recommendations, and actions taken are provided below:

**Impediment:** Within the region, there is a legacy dual housing market in which the housing choices of African American households are largely limited to integrated and Black neighborhoods instead of the entire housing market. The past and present housing discrimination that produces the dual housing markets continue to obstruct the county's efforts to affirmatively further fair housing.

**Recommendations:** The County of Fairfax should:

Foster integration by educating real estate professionals, minority and other populations, and relevant actors about housing options across the County and related benefits. Work to expand the housing choices of existing and potential new residents beyond the neighborhoods dominated by their own race or ethnicity.

- *On November 21, 2017, the Fairfax County Board of Supervisors publicly published the “One Fairfax” plan, with the goal of considering equity in decision-making and in the development and delivery of future policies, program, and services. Among the goals of One Fairfax, is a commitment to implement 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. In order to accomplish this goal, all organizations and departments within Fairfax County Government are required to conduct analysis, devise plans, set goals, and take actions through specific practices, policies, and initiatives within their purview. Additionally, all agency plans must incorporate data and performance measures that can be analyzed, quantified, and disaggregated to evaluate the extent to which systems are achieving goals identified through the racial and social equity action planning. Beginning in fiscal year 2022, individual agency plans will be shared publicly to ensure accountability.*
  - *In addition, staff continued to participate in, attend and initiate meetings with members of the real estate profession, and with leaders of community organizations, multicultural groups, faith-based communities, non-profit agencies, advocacy groups, boards and commissions, and other organizations serving vulnerable populations to promote fair housing, discuss how to address areas of concern, and*

*affirmatively further fair housing. The Human Rights Commission Taskforce also provides the agency the opportunity to work with and bring together representatives from the business, non-profit and public sectors concerned with fair housing, affordable housing, and related issues. Again, as these activities became more challenging in light of the pandemic, staff took advantage of opportunities to attend/organize meetings and other activities using electronic technology.*

- Contact jurisdictions that have created Housing Services Centers (HSC) for information on the process.
  - *At the suggestion of the previous contractor, staff contacted the past director of the Oak Park Housing Services Center (HSC), considered one of the premier model HSCs in the country, to discuss the challenges involved in creating an HSC. Oak Park is a relatively small community, and the HSC is primarily funded and run privately, which he thought was important. The process was difficult, required bringing together a coalition of leaders in the private sector both committed to the objective and willing to fund and support the program long-term. Given the size and diversity of the jurisdictions in the DC metro area and costs involved, the challenge would likely be much greater, even with public sector funding. One suggestion offered was to identify and bring together community leaders and others in the region to discuss the issue, identify the level of interest, consider the feasibility of, and generate ideas about how best to proceed.*
- Coordinate with other local jurisdictions regarding the logistics associated with and interest in the creation of a Regional HSC where home seekers are introduced to a full range of housing options throughout the metropolitan area.
  - *Staff spoke with staff in the housing departments of some area jurisdictions in the region to discuss their experiences. Like the County, some offer in-house housing counseling and locator services, though for housing located in their specific jurisdictions. Fairfax County has a “Housing Locator’s network” which brings together housing counselors from the government, non-profit, and public sectors to discuss challenges; however, this network is currently only intra-county. There does not appear to have been any consideration given to efforts to coordinate services across the region, private or public. In addition, some of the programs/funds are limited for housing in that particular jurisdiction. The current collaboration on a regional AI could perhaps provide an opportunity for future discussions among jurisdictions regarding a more collaborative approach. Conduct an on-going long-term and wide-ranging publicity campaign designed to expand housing choices for existing and potential new residents beyond neighborhoods dominated by their own race or ethnicity.*

Staff at the Fairfax County Office of Human Rights and Equity Programs (OHREP) continue to engage in education and outreach efforts (presentations, workshops, and cultural events) to provide information about fair housing rights and responsibilities, enforcement protections, resources available, and related fair housing issues to a wide variety of audiences throughout the community. OHREP staff worked with producers at Channel 16, the County’s local TV station, to produce a video for viewership by residents. The focus of the campaign is to highlight various neighborhoods and amenities offered in the County designed to introduce and encourage viewers to visit those areas, and in the process provide them with a wider range of housing options and neighborhoods to consider when seeking housing. As a result of the collaboration, a video titled, “My Neighborhood” featuring Reston, VA, has been produced and is available for viewing on video on demand (VOD) on Channel 16, the county’s TV station, and via the county’s Facebook and YouTube channels. The agency is considering engaging in future efforts to profile and promote other communities in the County with a goal of eventual viewership in the DMV metro area.

In response to reports that predatory lending targeting communities of color was again becoming an issue, the OHREP staff collaborated with Channel 16 to produce a video: Predatory Lending: A Conversation With John Relman, a prominent civil rights lawyer with experience representing victims of predatory lending products available. The video is available for viewing on video-on-demand and via the agency's website. The agency is continuing to work with Channel 16 to produce two additional videos on fair lending issues: one featuring an interview with the Senior Policy Counsel at Americans for Financial Reform Education Fund; the second an interview with the President and CEO of the National Fair Housing Alliance. Both interviews are currently in production.

OHREP staff particularly targeted minority audiences in all public education outreach efforts provide information on fair housing rights. OHREP launched a 12-week transit-oriented campaign using the Fairfax County Transit System and the Washington Metro Area Transit Authority designed to direct targeted audiences to its website and resource materials. The campaign, conducted in both English and Spanish, included advertising panels at targeted county bus shelters and metro stations. The campaign also featured ads on the sides and back of county and metro buses, including ads on the inside of all county buses. In addition, 250,000 mobile ads designed to direct viewers to the agency's website and materials were delivered in both English and Spanish to selected zip codes serving the African American and Latino communities.

**Impediment:** The demographic patterns in Fairfax County and its entire metropolitan area are characteristic of the housing patterns that racial steering has produced in other communities around the nation.

**Recommendation:** Fairfax County should:

- Expand its real estate testing efforts to establish an ongoing, systematic, and thorough testing program to identify any discriminatory practices in rental and for sale housing, particularly racial steering.
  - *The County has embarked on an ongoing testing program to identify discriminatory practices in the rental, sales, and lending markets. As part of that effort, in 2019 Fairfax County entered into a contract with the Equal Rights Center (ERC) to provide email, phone, and in-person testing services in the rental, lending, and sales housing markets, some designed to identify steering practices. ERC has a long history and extensive knowledge of and experience in conducting fair housing/lending testing and investigations. Throughout the course of the contract (June 2019 to March 2021), 122 tests were conducted including 93 rental tests: 25 based on race, 55 on national origin, and 13 on disability (hearing impaired). In addition, 15 lending tests and 14 sales tests, both based on race and designed to test for steering were conducted. Test results were carefully analyzed and reviewed in consultation with county staff, recommendations provided, and a report released.*
  - *To continue its testing program, in August 2021 the County entered into a contract to conduct 119 tests in the rental, sales and lending markets. The project is ongoing. Tests conducted will include 105 tests in the rental market: 65 based on source of funds, 20 on disability (requests for reasonable accommodations), 10 on race, and 10 on national origin. In addition, 6 sales and 8 lending tests based on race will be conducted. All test results and recommendations provided will be analyzed and reviewed in consultation with county staff.*

**Impediment:** African Americans and Latino borrowers are less likely to be approved for conventional loans than Caucasians. High-cost loans appear to be increasingly targeted to African American and Hispanic households in Fairfax County.

**Recommendations:** Make financial counseling available to all potential homebuyers to better prepare applicants before



they submit a mortgage loan application. Minority and disadvantaged borrowers are particularly in need of these services.

- *Currently in the First-Time Homebuyers Program, lenders are providing conventional loans. Most Fairfax County's First-Time Homebuyers Program participants are minority low- and moderate-income homebuyers. FTHB program applicants may work with any lender and are provided a list of lenders familiar with the FTHB program restrictions who regularly work with FTHB income eligible families.*
- *The U.S. Department of Housing and Urban Development (HUD) has an online resource of HUD approved housing counselors. HCD provides a list of the HUD-approved counselors in the area at orientation sessions to those interested in the Fairfax County First-Time Homebuyers (FTHB) Program.*
- *All participants in the County's First-Time Homebuyers Program (FTHB) are required to attend a Virginia Housing education class and obtain a certificate of completion. As part of the class, the lender's role, financial products, and how to shop for a product are covered.*
- *Some HUD-approved housing counselors provide Virginia Housing homebuyer education courses when they can do so in person. During the COVID-19 pandemic, Virginia Housing homebuyer education classes have only been available online. Applicants interested in the FTHB Program must attend a one-on-one financial counseling session with a HUD-approved housing counseling agency in order to be approved for the down payment assistance available to help with home purchase. That counseling has been provided over the phone, through online virtual meetings, and in some cases, in person by the HUD-counseling agencies.*
  - *Upon request, the Department of Housing and Community Development (HCD) provides language interpreters and document translation services for First-Time Homebuyer program activities.*
  - *As previously addressed, the agency also collaborated with Channel 16 to produce a video: Predatory Lending: A Conversation With John Relman, a prominent civil rights lawyer with experience representing victims of predatory lending products available.*
  - *Bank and do business only with financial institutions that do not engage in discriminatory practices.*
    - *When appropriate, FCOHREP notifies the Department of Management and Budget and the Department of Housing and Community Development on an ongoing basis of any fair lending investigations it receives, investigates, or becomes aware of related to findings of discrimination*
  - *Establish a fair lending testing program.*
    - *As part of its testing program, FCOHREP recently conducted a series of fair housing lending tests. Additional testing is anticipated.*
- *Provide foreclosure/credit counseling to include minority, disadvantaged and other vulnerable populations.*

The County's Affordable Dwelling Unit ordinance requires lenders on the program to provide the FCRHA with a 90-day notice before proceeding to foreclosure. When HCD becomes aware that one of its homebuyers is in default on their mortgage loan or for non-payment of homeowner association dues and fees, it provides the owner with a list of available resources, including, but not limited to, foreclosure mitigation agencies, HUD-approved housing counseling agencies, local non-profits and county resources to assist them. HCD also works with FTHB unit owners to provide the

option to sell the home rather than lose it to foreclosure.

**Impediment:** Ninety-five percent of real estate agents in Fairfax County are white; this can discourage some minority households that can afford to live in the County from considering moving here.

**Recommendation:** Educate real estate professionals about the need to hire a more ethnically diverse workforce and increase their efforts to recruit more African Americans, Hispanics, and Asians of various national origins as residential real estate agents, leasing agents, and property managers.

- *OHREP staff members continue to emphasize the importance of increasing minority representation in the real estate industry as part of its education and outreach efforts and presentations to members of the profession and others, and to raise awareness about the issue with members of the Human Rights Commission's fair housing taskforce. The taskforce includes real estate professionals, including representatives of the N. Virginia Association of Realtors (NVAR), a representative of a large areawide management company, a member of the housing committee of a local chapter of the NAACP, VP of a local bank, and others operating in the profession. Since those discussions began, NVAR has consistently promoted its commitment to diversity on its website; partnered with local and national professional groups; and recently hosted a conversation from industry leaders, including members of the Black Real Estate Association on diversity, leadership and equity relating to black home ownership, and the need for black representatives in the industry's leadership ranks. The agency continues to work with industry representatives and others to encourage continuation of those efforts and to solicit input on how to address the issue more effectively. The topic remains on the agency's radar.*

**Impediment:** When real estate brochures depict residents of only one race or ethnicity, misconceptions are created about who is and who is not welcome to live there.

**Recommendation:** Work closely with the local real estate community to encourage them to include people of all races and ethnicities in their display advertising, brochures, and websites. FCOHREP should produce a fair housing guide for real estate professionals.

- *In interactions with and fair housing presentations to members of the real estate community and others, staff consistently emphasize the importance of depicting a diverse array of residents in all aspects of their advertising campaigns. NVAR has developed and is currently revising a brochure specific to the profession; advertising will be among the topics addressed. Since members of the real estate community are more likely to respond to information provided by others in the industry, OHREP staff have discussed the issue with NVAR representatives and plan to provide a link to the publication on the OHREP website. In addition, staff will also reference the brochure in presentations to members of the real estate profession and others and, when appropriate, include in conciliation agreements.*

**Impediment:** Many real estate practitioners do not understand that discrimination based on national origin or disability is just as illegal under state and federal law, as is race.

**Recommendations:** When providing training to real estate professionals, Fairfax County should emphasize fair housing protections based on disability and national origin, both areas where there appears to be some confusion.

- *The agency emphasizes fair housing requirements related to disability issues in its resource materials, presentations, and outreach efforts, including webinars and videos. Information on reasonable accommodations and modifications are promoted widely to members of the disability community and real*

estate industry, and links to the website and resource materials provided. The agency's 2022 fair housing month webinar addressed reasonable accommodation requests in detail and emphasized that requests for accommodations are the most often cited fair housing complaint. The webinar also addressed reasonable accommodation requests involving criminal background issues. A wide range of viewers viewed the webinar, including members of both the real estate and disability communities. The webinar will also be available for future viewing. In addition, the agency's disability toolkit and fact sheet have been updated and are available on the website.

- Fair housing testing based on disability and national origin is also included as part of its testing program.
- Produce a fair housing guide for real estate professionals.
  - The agency developed new materials, including an animated video with information on the new fair housing protections in Virginia (sexual orientation, gender identity, source of funds, and military status). It is available on the OHREP's website and on YouTube, and was widely circulated including to members of the real estate profession.

**Impediment:** The County's practice—mandated by state law—of rezoning land to a multifamily district only when an application for development is submitted contributes to what the County itself calls a “short supply of appropriate sites that are planned and/or zoned for multifamily development.”

**Recommendations:** Seek changes in Virginia law to (1) remove impediments on the ability of local jurisdictions to foster the inclusion of affordable housing in new developments, and (2) to authorize the use of mandatory inclusionary zoning and other effective regulatory tools and practices that require inclusion of housing affordable to households of modest incomes in new developments.

- The County has expended considerable effort to investigate and identify new opportunities for high-density residential development. From 2010-2017, the Comprehensive Plan identified the development potential of 93,000 additional residential units, when implemented, these units will be subject to the County's affordable / workforce housing policies. These efforts are continuing as the County seeks to promote high-density residential development where appropriate. Comprehensive Plan updates to activity centers including for certain Community Business Centers, Transit Station Areas, and Suburban Centers are ongoing and have included approval of additional residential development potential. Recent amendments to the Comprehensive Plan include additional residential development potential for the McLean Community Business Center, the West Falls Church Transit Station Area, the Fairfax Center Area. The county is currently reviewing Comprehensive Plan recommendations in Lorton and the Fairfax Center Area and continues to review Site-Specific Plan Amendments and Board-authorized Plan Amendments, the majority of which propose housing.
- Fairfax County utilizes the WDU Program to produce WDUs in new residential construction serving households earning between 60 and 120 percent of the AMI. In particular, the WDU Rental Program has produced over 1,600 units at below market-rents in high-density areas near transit stations and employment opportunities. In conjunction with HCD as part of the Communitywide Housing Strategic Plan (Item #B1) adopted by the Board of Supervisors, during 2019 and 2020, a WDU Task Force comprised of staff, industry stakeholders and housing experts conducted an analysis of the existing WDU rental program to consider necessary changes to ensure the program continued to be effective into the future. On July 14, 2020, the Board directed staff to prepare revisions to the Board of Supervisors' WDU Policy Administrative Guidelines and Tysons Corner Urban Center WDU Policy Administrative Guidelines to be consistent with the WDU Policy Task Force recommendations which, among other things, recommend lowering the existing income tiers for rental WDUs to include a percentage of units

serving incomes at 60% and 70% of AMI and eliminating units at the 100% and 120% AMI. The Board approved revisions to these policies on February 23, 2021. The staff report and adopted text for the Plan amendment can be viewed here: [Plan Amendment 2020-CW-2CP; Adopted Amendment 2017-30 & 2017 P-11 | Planning Development \(fairfaxcounty.gov\)](#).

- *The County has also taken steps to develop a strategy for preserving existing subsidized and “market affordable” housing as recommended in the Communitywide Housing Strategic Plan (Item #B3). The Board of Supervisors appointed an Affordable Housing Preservation Task Force, which met in 2020-2021 and developed a set of recommendations for the preservation of multifamily rental properties serving 60% of AMI and below pertaining to housing finance, land use policy, stakeholder outreach and engagement, and manufactured/mobile homes. These recommendations were endorsed by the Board in April 2021, and a Comprehensive Plan amendment for an affordable housing preservation policy is currently underway. Information about this effort can be viewed here: [Plan Amendment 2021-CW-1CP | Planning Development \(fairfaxcounty.gov\)](#).*

**Impediment:** Manufactured housing (also known as modular housing) is an off-site construction technique for all or a portion of a structure that has the potential to reduce the construction cost to build single-family and multiple family dwellings that are more affordable to households of modest means including the county’s workforce. Allowing manufactured housing as a permitted use only in the R–A Rural Agricultural zoning district with its five-acre minimum lot size eliminates manufactured housing’s cost advantage and obstructs the county’s ability to meet its affordable housing goals.

**Recommendation:** Amend the zoning code to classify manufactured or modular homes—as distinguished from mobile homes—as a permitted use in all residential zoning districts.

- *With the adoption of the new Zoning Ordinance, effective July 1, 2021, a new definition of [manufactured home](#) and [manufactured home park](#) has been added which incorporates and updates the previous definitions of mobile home and mobile home park. A [modular dwelling unit](#) has also been defined and is allowed in all zoning districts which permit single family detached dwellings. Manufactured homes continue to be permitted only in manufactured home parks.*

**Impediment:** The County’s formulas for off-street parking increase the cost of housing

**Recommendation:** Conduct a review of its off-street parking requirements in the zoning code’s subsection 6100.4.A (previously Section 11-103.4) to meet actual need for parking generated by different types of residential use more in alignment with the current standards of the Institute of Transportation Engineers.

- *With the adoption of the new Zoning Ordinance, effective July 1, 2021, parking regulations are contained in Article 6. A review of parking rates is currently underway as part of the Parking Reimagined project. This project is anticipated to be completed by late 2022 early 2023. Parking rates for residential uses will be evaluated as part of this analysis.*

**Impediment:** Fairfax County has consistently fallen short of its annual goal of at least 12 percent of all new residential development being affordable to households of modest incomes, in part due to weaknesses in its well-intended but very complex Affordable Dwelling Unit (ADU) zoning requirements.

**Recommendations:** Currently, proposed developments must include 50 or more dwelling units to be subject to the mandatory provisions of the ADU Program. Fairfax County should lower this threshold to ten units to be more consistent with the County's policy on affordable housing production.

- *County efforts have been focused on analysis and recommendations for improvements to the County's workforce dwelling unit (WDU) policy to make it more effective. The Board of Supervisors adopted amendments to the WDU Policy and Administrative Guidelines in February 2021.*

Review the complex exemptions to the Affordable Dwelling Program in sections 2-803 and 2-804 of the zoning codes to identify those that effectively excuse multiple developments from the Affordable Dwelling Unit requirements.

- *With the adoption of the new Zoning Ordinance, effective July 1, 2021, the Affordable Dwelling Unit Program is now contained in subsection 5101 of Article 5, Development Standards. The regulations were reorganized and put in plain language, but not substantively revised. This recommendation would require an amendment to the Zoning Ordinance and may require changes to the State Code provisions to expand the enabling authority given to localities. As stated above, County efforts are focused on obtaining workforce dwelling units.*
- *This recommendation was added as a Priority 2 Item to the 2018 Zoning Ordinance Work Program (ZOWP) for future prioritization by the Board of Supervisors and has been carried over to the current FY 2022-2023 Priority 2 ZOAWP.*

Have an independent evaluation of the ADU program conducted. The evaluation should consider redrafting the Affordable Dwelling Unit ordinance into plain English.

- *With the adoption of the new Zoning Ordinance, effective July 1, 2021, the Affordable Dwelling Unit Program is now contained in subsection 5101 of Article 5, Development Standards. The regulations were reorganized and put in plain language, but not substantively revised.*

Evaluate the definitions of "Affordable housing" and "Affordable dwelling unit development" in Article 20, Part 3 of its zoning code to determine whether the income thresholds currently specified are appropriate or should be modified along the lines of the definitions of low- and moderate-incomes that HUD employs.

- *This recommendation was added as a Priority 2 Item to the 2018 Priority 2 ZOWP for future prioritization by the Board of Supervisors and has been carried over to the current FY 2022-2023 Priority 2 ZOWP.*

**Impediment:** The County's plans do not include any goal, objective, or policy that addresses the need to overcome the distortions in the free housing market that discrimination generates and achieve and maintain stable, racially integrated neighborhoods.

**Recommendations:** In accord with its "One Fairfax" resolution, the county should amend its comprehensive plan and other planning policy documents to establish clear goals, objectives, policies, and implementation strategies to achieve stable, racially integrated neighborhoods throughout the county that can be adapted to the metropolitan area.

- *The Department of Planning and Development (DPD) is in the process of hiring an Equity Planner to manage the Department's Equity Plan which includes evaluating the County's Comprehensive Plan related to One Fairfax goals. It is anticipated that this analysis will result in suggested amendments to the Comprehensive Plan for the*

*Board's consideration.*

Look into including data on racial and economic stratification in its annual demographic reports.

- *The Demographic Reports include internally created population, housing and household estimates and forecasts. While not intended to provide detailed summaries of Census Bureau race/ethnicity and economic data, other vehicles for summarizing census data are provided. No further action is anticipated as the data is available.*

**Impediment:** Residential developments that require county review and approval are approved without any effort to require compliance with the accessibility requirements of the Americans with Disabilities Act and Fair Housing Act.

**Recommendations:** Fairfax County should amend its codes for building permits and zoning approval to require developers and landlords to comply with ADA accessibility standards, and the Fair Housing Act to receive a building permit.

- *It is unclear whether enabling legislation exists that would authorize the County to change building permit requirements. The Uniform Statewide Building Code (USBC) governs accessibility provisions, and localities are not permitted to require construction features that exceed the USBC.*
- *As much as permitted by Virginia law, the County should require developers to include targeted advertising to racial and ethnic groups identified in the free market analysis as underrepresented in the proposed census tract; and to provide potential clients with fair housing information/materials.*
- *FCOHREP continues to include in its education and outreach efforts information that all advertising and marketing campaigns promote housing opportunities, regardless of the types of property available (rental, for sale, and housing in new developments) or marketing tools used (print, digital), target broad and diverse audiences, and recommends incorporating fair housing information into those efforts.*

**Impediment:** Fairfax County's zoning treatment of community residences for people with disabilities fails to make the requisite "reasonable accommodation" by erecting substantial unjustifiable barriers to community residences that house more than eight individuals with disabilities. The Zoning Ordinance – by making distinctions among “congregate living facilities,” and “group housekeeping units” prevents these facilities from being widely permitted in the County. Further, the fees associated with these uses can be cost prohibitive.

**Recommendations:** Fairfax County should amend its zoning provisions for community residences for *more than eight people with disabilities* in the following ways to mitigate this impediment.

- *The Zoning Ordinance complies with the State Code regarding the treatment of community residences for people with disabilities. Group residential facilities are a permitted use in all residential districts. Increasing the number of residents permitted in a Group Residential Facility will require an amendment to the Zoning Ordinance. Item added to the 2018 Priority 2 ZOWP for future prioritization by the Board of Supervisors and has been carried forward to the FY 2022-2023 Priority 2 ZOWP ) Item #22B)*

The AI sets forth a comprehensive list of recommendations in this arena, including, among other things, changing definitions based on the number of residents, decreasing fees, increasing the cap on residents from 8 to 12, and enabling the use of special use permits.

- *The new Zoning Ordinance, effective July 1, 2021, does not change the definition of a group residential facility or increase the cap on residents from 8 to 12. This item was added to the list of proposed amendments maintained for future prioritization by the Board in 2018 and has been carried forward to the FY 2022-2023 Priority 2 ZOWP (Item#22B)*
- *Further, the new Zoning Ordinance, effective July 1, 2021, made significant changes to the Accessory Dwelling Unit provisions including allowing administrative approval of accessory dwelling units (which have been re-named to accessory living units) located within the principal dwelling unit rather than by special permit approval. The limitation that occupancy of one of the units must be someone who is 55 years of age or older or disabled has also been removed. See [subsection 4102.7.B](#) for the adopted regulations. A follow-on motion adopted by the Board directs the Department of Housing and Community Development to establish a voluntary process to connect homeowners looking for potential tenants for their accessory living unit with participants in the Housing Choice Voucher Program and that the Department of Family Services establish a voluntary process to connect homeowners looking for potential tenants for their accessory living unit with older adults and people with disabilities.*

While the County considers these recommended changes to its zoning treatment of community residences for more than eight people with disabilities, it should codify an administrative "reasonable accommodation" process to grossly reduce their application fees for special permit uses and special exception uses from their respective \$1,100 and \$16,375 levels — perhaps to something along the lines of \$500.

- *There is no fee for a group residential facility and the special exception fee for Congregate Living Facilities was reduced from 16,375 to 8,180 as part of the adoption of the new Zoning Ordinance. The Group Household and Religious Group Living special permit fee is \$1,100.*
- *Zoning fees for certain uses such as home-based businesses and other homeowner special permit fees were reviewed as part of the zMod project.*

**Impediment:** Fairfax County's Comprehensive Plan establishes a policy to avoid locating group residential facilities for substance abusers within 1,000 feet of a school in a drug-free zone.

**Recommendation:** Fairfax County should excise this legally unenforceable policy from its Comprehensive Plan. Residents in recovery are alcohol/drug free; otherwise, they must leave. Absent factual evidence that residents pose a danger amounts to an unjustifiable restriction based on “unfounded fears” that runs contrary to the Fair Housing Act, and conflicts with state and local laws.

- *Staff from the Office of Strategy Management for Health and Human Services (OSM) and Department of Planning and Development (DPD) have begun working toward updating the entire Human Services element of the County's Comprehensive Plan, where this policy is found. OSM staff are leading this effort with support from DPD. When a work program and timeline are completed for this effort, authorization will be requested from the Board of Supervisors to begin the Plan amendment process.*

**Impediment:** It is a challenge to learn about housing discrimination or to file a housing discrimination complaint online.

**Recommendation:** "Housing Discrimination" should be fully integrated into the County's home page as a subtopic of "Housing" under "Topics." This "Housing Discrimination" link should take viewers directly to the home page of the Office of Human Rights and Equity Programs for links to information about fair housing, the complaint process, contact information, and an index to facilitate reaching the appropriate web pages.

- *Viewers to the County's home page conducting a search for "Housing" are directed to a website that lists "housing discrimination" as a subtopic with a link to "Housing Discrimination/Office of Human Rights." The site includes information on fair housing protections, including links to how to file a fair housing complaint, contact information, and an index to facilitate reaching the appropriate web pages.*
- *An intake supervisor, one investigator, and OHREP's front desk administrator are fluent in Spanish, both written and spoken, and able to administer all aspects of the complaint process initiated in Spanish whether on-line, by telephone or in-person. The agency also has access to translation services in all languages, including Spanish.*
- *The county's complaint page — "Complaints and Concerns" at <http://www.fairfaxcounty.gov/complaints> — should include a direct link to the county's pages where housing discrimination is explained and users can file a housing discrimination complaint online in English or Spanish. Given how highly Fairfax County values curtailing housing discrimination, the "Housing Discrimination" link should be the first link under "Homes and Properties." Under "General County," the parenthetical description of the "Discrimination Complaint Forms" link should include the types of discrimination — housing, employment, public accommodation, etc. — instead of, or in addition to, the classes protected.*
- *The county's complaints site (no longer exists); it has been replaced with <https://www.fairfaxcounty.gov/humanrights/housing-discrimination/file-complaint>. That specific page is found on the housing discrimination website, which is the first result when searching housing discrimination. It can also be found from the home page, under residents, under property and housing, housing discrimination is listed as one of the main topics. (Also, see response above.)*

**Impediment:** The Fairfax County Redevelopment and Housing Authority (FCRHA) does not have policies for locating public housing and the use of Housing Choice Vouchers.

**Recommendations:** FCHRA should adopt policies and practices that allocate public housing units in a manner that promotes integrative moves within the context of the surrounding neighborhood as well as the specific development.

- *The FCHRA maintains a waiting list of households needing affordable housing. Unfortunately, Public Housing is no longer being developed, thus not allowing further allocation of Public Housing, as recommended. However, when the Public Housing (now known as the Rental Assistance Demonstration Program) and Housing Choice Vouchers Program waitlists are reopened, outreach is conducted to ensure that all races and ethnicities have the knowledge of the opening and access to apply. In June 2021, the FCRHA accepted new tenant applications for selection to the RAD program waitlist. To ensure that outreach reached a diversity population, notifications were advertised in advance of the opening and through multiple media outlets, including general press releases and Spanish and Vietnamese media.*

Voucher holders should receive assistance to expand their choices and look at rentals outside their own racial or ethnic enclaves throughout the county as well as in nearby jurisdictions that might be closer to work.



- *In FY 2017 and FY 2018, the FCRHA converted all public housing units to Rental Assistance Demonstration – Project Based Vouchers (RAD-PBV). Since this time, when RAD-PBV and Housing Choice Vouchers Program waitlists are reopened, outreach is conducted to ensure that all races and ethnicities have the knowledge of the opening and access to apply. In June 2021, the FCRHA accepted new tenant applications for selection to the RAD-PBV program waitlist. To ensure that outreach reached a diversified population, notifications were advertised in advance of the opening and through multiple media outlets, including general press releases in the Washington Times, El Tiempo Latino (Spanish) and Hoa Thinh Don Viet Bao (Vietnamese) newspapers. Information on the opening of the waitlist was also widely publicized on the Fairfax County’s webpage, the webpage for the FCRHA, and posted on social media.*
- *In May of 2021, the FCRHA was awarded 169 Emergency Housing Vouchers (EHV) made available through the American Rescue Plan Act. To efficiently and effectively utilize the EHV, the FCRHA has implemented policies to serve applicants, some of which are different from the HCV program. Successes and outcome information from the EHV will play an important role in informing ways to expand choice and serve the broader HCV community. Importantly, all EHV program participants have access to both housing locators and financial assistance to facilitate securing housing that meet the needs of their families. Housing locators build relationships with property owners across the county. They develop housing opportunities that meet voucher standards and whose tenant selection criteria is not a barrier to voucher recipients. Financial assistance for program participants has also been critical in overcoming barriers in accessing housing in the rental market by paying for application fees, administrative or holding fees, security deposits, and renter’s insurance. The cumulative effect of the additional services expands residential mobility and promotes long-term stability.*

The FCRHA should affirmatively market dwellings in the First-Time Homebuyers Program to expand the choices of households that foster racial and ethnic integration of the housing and neighborhood.

- *HCD is currently evaluating the Fairfax County rental market to determine how payments made under the Housing Choice Voucher program can promote positive residential mobility. The analysis is focused on developing sub-market payment standards for the HCV program. Submarket payment standards are expected to create equity opportunities for program participants by allowing residential mobility to areas of Fairfax County which have higher rents, currently not as affordable with existing payment standards. HCD anticipates implementing sub-market payment standards in FY 2023. In addition to the sub-market payment standards, Virginia law now prohibits discrimination based on a household’s source of funds. It is anticipated that this protection under state law will help to increase the ability of HCV households to rent in various areas of Fairfax County.*
- *In addition to the website, agency Facebook and Twitter accounts, the First Time Homebuyers Program (FTHB) markets the program through county podcasts and resources designed to reach ethnically and racially diverse communities about the FTHB Program. The program will explore how to reach additional families to participate in the program that will continue to foster racial and ethnic integration, as well as educational opportunities such as the yearly Housing Expo.*
- *All FTHB materials have been translated into multiple languages. HCD also supports language access needs by providing interpreters at FTHB briefings and other events. Staff periodically attends homeownership events in the county.*

Fairfax County should establish policies and practices for housing built with Low Income Housing Tax Credits to be located where they will have a long-term integrative impact on the surrounding neighborhood and require affirmative marketing of each development to promote integrated developments and stable, integrated neighborhoods.

- *The federal Low Income Housing Tax Credit (LIHTC) program, sponsored by the U.S. Treasury Department, is administered by Virginia Housing. Therefore, local authorities have little control over LIHTC policies and practices. However, Fairfax County uses local dollars for gap financing which is often used in conjunction with tax credits when affordable housing is developed. Currently, staff at the Department of Housing and Community Development are evaluating ways to incorporate an equity perspective in the use of local funds that are often used in conjunction with federal tax credits. Staff are currently reviewing options under locally funded loans (known as Housing Blueprint funds) which would include additional scoring points to developers of color and/or additional scoring points to developments located in areas of opportunity. These strategies will potentially be implemented later after additional review and analysis.*
- *Although not tax credit policy or practice, Fairfax County has incorporated an equity perspective when awarding federal CDBG/HOME funds. This is being done to help promote the integration of affordable housing units in stable, integrated neighborhoods. Requests for proposals for CDBG/HOME funds provides application points if project proposals are close to public transportation and active retail and recreation; points if a project includes tenant supportive services and case management; and points if an applicant is knowledgeable about housing in proposed project area(s)/neighborhoods including the extent of concentration of low-income residents and concentration of affordable housing. These criteria are being incorporated into the RFP process in order to promote the equitable use of resources in the acquisition and development of affordable housing units.*

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

### **CDBG Monitoring**

In FY 2022, CDBG funding was awarded to two nonprofit contractors through the competitive FY 2022 Department of Housing and Community Development Request for Proposals process for the development, acquisition or renovation of affordable housing units. CDBG Targeted Public Services (TPS) funding was allocated to 5 nonprofit contractors through the competitive FY 2021- FY 2022 Consolidated Community Funding Pool (CCFP) Request for Proposals process. The terms of each contract requires that contractors comply with all applicable HUD and other federal regulations.

### **Nonprofit Affordable Housing Development Projects**

Nonprofit affordable housing development projects are evaluated through a vigorous underwriting process, followed by desk conducted annually. TPS projects receive on-site program monitoring once every two years. In addition to the federal CDBG program regulations, the FCRHA has established written underwriting standards and guidelines which are used to evaluate every request for affordable housing development financing. HCD staff conducts extensive due diligence to determine and evaluate contractor and project eligibility; proposed beneficiaries; project scope and costs; proposed financing, terms and leveraging; environmental and other regulatory compliance; property value, condition and location; proposed property management and operating pro forma; and identifiable risks and concerns. Prior to the investment of CDBG funding in any affordable housing capital activity, the proposed investment is reviewed and approved by the HCD underwriting committee in accordance with federal regulations and the additional underwriting policies established by the Board of Supervisors and the FCRHA. Fairfax County imposes affordability periods for each assisted unit, which are typically 30 years for funded acquisitions and rehabilitation work. The affordability periods are included in the terms of the recorded loan documents and written agreements. After the investment of CDBG funds, HCD staff conducts desk monitoring to ensure the property is being used in accordance with the contractual terms.

CDBG-funded Targeted Public Services activities are evaluated through desk monitoring throughout each program year and on-site monitoring visits conducted periodically. Desk monitoring is performed through a web-based electronic reporting system (WebR) on which contractors post monthly reports of beneficiary demographics and program expenditures, quarterly reports on services provided and outcomes achieved, and quarterly requests for funding disbursements. Twice yearly, contractor

program reports also include contractor self-evaluations of performance and effectiveness, including discussions of unanticipated developments or issues and the proposed resolutions. HCD staff reviews the WebR reports to evaluate both the effectiveness of CDBG investments and contract compliance with respect to the agreed services, outcomes, expenditures and CDBG regulations. HCD staff maintains on-going communication with contractors by email and telephone to discuss the WebR reports and provide technical assistance. On-site monitoring visits are conducted at least once in each two-year CCFP contract period, during which client and program files are reviewed, and both the contractor's self-assessments and the assessments by HCD staff are discussed. However, due to the impact of the COVID pandemic, only one on-site monitoring visit was conducted in FY 2022.

### **HOME Monitoring**

HCD has an annual monitoring schedule, which includes both desk monitoring and on-site compliance visits of HOME funded projects. The following program records and files are monitored to ensure compliance with the HOME requirements:

- tenant leases;
- income eligibility calculations (HUD Part 5 definition of Annual Income);
- recertifications;
- HOME Rent and Income Limits;
- property standards;
- tenant selection process; and
- affirmative marketing.

HCD continues to use specific HOME affordable rental housing requirements checklists to conduct on-site monitoring of its rental projects for ongoing compliance with HOME affordable rental requirements. The checklists deliver thorough information pertaining to household income, household size, income source documentation, tenant lease information, and property inspections. On-site monitoring visits include a short introductory meeting, review of tenant files, a closing meeting, and visual assessment of at least one HOME-assisted unit. Staff have generally found CHDO units to be in compliance with HOME affordable rental housing requirements. Corrective actions were consistently issued to resolve any concerns that were identified.

In FY 2022, HCD performed on-site monitoring at six FCRHA-owned, HOME-assisted properties. Three non-profit organizations received HOME rental compliance monitoring. The FCRHA-owned properties were Belle View, Gum Springs Glen, Heritage Woods I and South, Murraygate, The Park, and Springfield Green. The non-profit organizations included Good Shepherd Housing and Family Services, Shelter House and Wesley.

Typically, all HOME-assisted properties are inspected under the Housing Quality Standards (HQS) at minimum while HCD is transitioning to UPCS-V Inspections Standards.

During the COVID-19 pandemic period which began in Spring 2020, it was acceptable for the FCRHA, as property owner or manager, to suspend in person unit inspections to protect the health and safety of tenants and inspection staff. Consistent with the September 27, 2021 HUD memorandum that waived annual inspections of TBRA units, HCD Grants Management allowed the FCRHA to suspend annual physical inspections until December 31, 2021; however, this suspension does not apply to lead-based paint requirements.

Additional HOME on-site reviews will be conducted in FY 2023. HOME annual desk audits were sent to all properties in July and included the 2022 HOME limits.

Fairfax County continues to support activities with CDBG, HOME, and ESG funds that benefit low- and moderate-income families and individuals. Program activities are monitored to ensure that these continue to benefit eligible households and comply with program requirements. Fairfax County continues to closely monitor projects to expedite the use of CDBG and HOME funds.

Fairfax County, through the Department of Planning and Development, ensures compliance with comprehensive planning requirements.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

On March 23, 2021, the Fairfax County Board of Supervisors approved an amendment to the Fairfax County Citizen Participation Plan (CPP), which updates and streamlines the document's policies and procedures. Public participation notifications and opportunities for the county's One-Year Action Plan for FY 2023 were governed by the amended CPP.

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight of and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds for nonprofit service providers that includes CDBG funds. CCFP funding is awarded to community-based organizations through a competitive process. The CCFAC oversees all aspects of the CCFP including policies, priorities, and planning and development of evaluation criteria for proposals. In carrying out its responsibilities, the CCFAC receives public input from various sources, including the following:

On November 9, 2021, the CCFAC held a public hearing to receive citizen input on housing and community development needs for FY 2023. The hearing provided citizens with the opportunity to express their views on housing and human service needs; fair housing concerns; specific housing and

human services needs in their region of the county; and how well those needs are being met.

On February 3, 2022, the Fairfax County Board of Supervisors authorized the advertising of a public hearing on the proposed One-Year Action Plan for FY 2023, which was made available for public review and comment. The Board held the public hearing on March 22, 2021, providing the community with an opportunity to comment on the proposed use of funds described in the One-Year Action Plan for FY 2023, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and guidelines. Citizens were also invited to comment on housing and community service needs in the county, including changes in housing and community service trends since the last Board public hearing on the Consolidated Plan in 2021. After careful consideration of all comments received by the public, the Board of Supervisors approved the final Consolidated Plan and One-Year Action Plan on June 28, 2022.

This performance report was made available to citizens and the County received citizen comments during the period from August XX, 2022 through September 14, 2021. A copy of the public notice that was printed in local newspapers is included in the Attachments. In addition, the draft Consolidated Annual Performance and Evaluation Report for FY 2022 was posted on the Fairfax County government web site and copies were made available at all Fairfax County Public Libraries during the public comment period.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There were no changes in program objectives.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

N/A

**CR-50 - HOME 91.520(d)****Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, and ordinances at the time of project completion. Inspections of HOME-assisted rental housing is conducted to ensure that housing quality standards are maintained. Tenant income limits and rent limits for HOME projects are verified at the time of project completion. Income and rent limits are reviewed annually.

Additionally, contractors are in the units periodically and report on conditions. Any need for repairs is addressed immediately. Any calls for service are responded to within a few days or immediately if the repair requires such attention. Safety items are corrected immediately.

All properties are inspected under the Housing Quality Standards (HQS) at minimum while HCD transitions to UPCS-V Inspections Standards. This program year, no HOME-assisted units located within FCRHA- and County-owned properties were inspected during its HOME monitoring due to the COVID-19 pandemic.

Nonprofit owners/managers of a rental property or properties assisted with Fairfax County HOME funds are required to document that the HOME-assisted property is in compliance with all applicable HOME requirements, including conducting a physical inspection of each unit at least annually.

Owners/managers of such units must keep records of property inspections and have them available for review as part of the County's annual HOME Desk Monitoring – an audit process that determines each HOME-assisted property's compliance with HUD's annually published HOME Rent and Income Limits. Fairfax County requires nonprofits to resolve any safety-related deficiencies within 24 hours and all other physical deficiencies to be addressed within 30 days.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Vacant rental units are affirmatively marketed in order to provide information and attract eligible persons in the housing market area to the available housing regardless of race, color, national origin, sex, religion, familial status, or disability.



**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

The amount of HOME program income received is summarized in the first chart below, and HOME program income used is summarized in the second chart below, with the projects/activities which used HOME program income identified under “Grant Name”:

**Amount and Use of HOME Program Income**

Fiscal Year	Fund	Fund Name	Grant	Grant Name	Amount
2022	500-C50810	HOME	1380080-2020	HOME Administration	48,545.00
				<b>Total Program Income</b>	<b>\$48,545.00</b>

Fiscal Year	Fund	Fund Name	Grant	Grant Name	Amount
2022	500-C50810	HOME	1380050-2019	HOME TBRA	8,020.90
				<b>Total Program Drawn</b>	<b>\$ 8,020.90</b>

See also IDIS Reports PR 09 and PR 05.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

For actions taken to preserve the affordability of existing rental housing, see the Affordable Housing section under CR-05 of this document. See also the Match Contribution for the Federal Fiscal Year table under CR-15 for locally funded HOME-eligible supports for affordable housing.

**CR-60 - ESG 91.520(g) (ESG Recipients only)****ESG Supplement to the CAPER in *e-snaps*****For Paperwork Reduction Act****1. Recipient Information—All Recipients Complete****Basic Grant Information**

<b>Recipient Name</b>	FAIRFAX COUNTY
<b>Organizational DUNS Number</b>	074837626
<b>EIN/TIN Number</b>	540787833
<b>Identify the Field Office</b>	WASHINGTON DC
<b>Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance</b>	Fairfax County CoC

**ESG Contact Name -**

<b>Prefix</b>	Ms.
<b>First Name</b>	Jamie
<b>Middle Name</b>	
<b>Last Name</b>	Ergas
<b>Suffix</b>	0
<b>Title</b>	

**ESG Contact Address**

<b>Street Address 1</b>	3700 Pender Drive
<b>Street Address 2</b>	0
<b>City</b>	Fairfax
<b>State</b>	VA
<b>ZIP Code</b>	-
<b>Phone Number</b>	
<b>Extension</b>	0
<b>Fax Number</b>	0
<b>Email Address</b>	

**ESG Secondary Contact**

<b>Prefix</b>	
<b>First Name</b>	
<b>Last Name</b>	
<b>Suffix</b>	
<b>Title</b>	
<b>Phone Number</b>	
<b>Extension</b>	
<b>Email Address</b>	

**2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2021
<b>Program Year End Date</b>	06/30/2022

**3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name**  
**City**  
**State**  
**Zip Code**  
**DUNS Number**  
**Is subrecipient a victim services provider**  
**Subrecipient Organization Type**  
**ESG Subgrant or Contract Award Amount**

**CR-65 - Persons Assisted (Now reported in ESG CAPER (Sage) – see Attachments**

**4. Persons Served**

**4a. Complete for Homelessness Prevention Activities**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 16 – Household Information for Homeless Prevention Activities**

**4b. Complete for Rapid Re-Housing Activities**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 17 – Household Information for Rapid Re-Housing Activities**

**4c. Complete for Shelter**

<b>Number of Persons in Households</b>	<b>Total</b>
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 18 – Shelter Information**

**4d. Street Outreach**

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

Number of Persons in Households	Total
Adults	
Children	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

	Total
Under 18	
18-24	
25 and over	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 22 – Age Information**

7. Special Populations Served—Complete for All Activities

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
<b>Persons with Disabilities:</b>				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated, if possible)				

Table 23 – Special Population Served

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes****10. Shelter Utilization**

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	0
Total Number of bed-nights provided	0
Capacity Utilization	0.00%

**Table 24 – Shelter Capacity****11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**Rapid Rehousing

- *Number of Unduplicated Persons Served by ESG-funded Programs = 1,400*
- *Percentage Exiting to Permanent Destinations = 79% (655 out of 834 people)*

Homelessness Prevention

- *Number of Unduplicated Persons Served by ESG-funded Programs = 563*
- *Percentage Exiting to Permanent Destinations = 68% (302 out of 455 people)*

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

Dollar Amount of Expenditures in Program Year				
	2018	2019	2020	2021
Expenditures for Rental Assistance	124,420	42,133	85,266	248,985
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	72,449	83,871	167,492	39,152
Expenditures for Housing Relocation & Stabilization Services - Services	129,940	83,252	178,810	69,157
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>326,809</b>	<b>209,256</b>	<b>431,568</b>	<b>357,293</b>

Table 25 – ESG Expenditures for Homelessness Prevention



**11b. ESG Expenditures for Rapid Re-Housing**

Dollar Amount of Expenditures in Program Year				
	2018	2019	2020	2021
Expenditures for Rental Assistance	117,220	109,713	226,764	235,519
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	164,451	84,721	181,580	58,171
Expenditures for Housing Relocation & Stabilization Services - Services	0	21,946	22,447	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>281,671</b>	<b>216,380</b>	<b>430,791</b>	<b>293,690</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

**11c. ESG Expenditures for Emergency Shelter**

*ESG Expenditures for Emergency Shelter is for COVID (isolation hotel operations) and it is not required a county match.*

Dollar Amount of Expenditures in Program Year				
	2018	2019	2020	2021
Essential Services	0	0	0	0
Operations	0	0	0	0
Renovation	0	0	0	0
Major Rehab	0	0	0	0
Conversion	0	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

<b>Dollar Amount of Expenditures in Program Year</b>				
	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Street Outreach	0	0	0	0
HMIS	0	0	0	0
Administration	31,295	22,178	50,585	43,293

**Table 28 - Other Grant Expenditures****11e. Total ESG Grant Funds**

<b>Total ESG Funds Expended</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
	639,775	447,814	912,944	694,276

**Table 29 - Total ESG Funds Expended****11f. Match Source**

	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
Other Non-ESG HUD Funds	0	0	0	0
Other Federal Funds	0	0	0	0
State Government	0	0	0	0
Local Government	639,775	447,814	505,249	347,138
Private Funds	0	0	0	0
Other	0	0	0	0
Fees	0	0	0	0
Program Income	0	0	0	0
<b>Total Match Amount</b>	<b>639,77</b>	<b>447,814</b>	<b>505,249</b>	<b>347,138</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

<b>Total Amount of Funds Expended on ESG Activities</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
	1,279,550	1,773,968	912,944	694,276

**Table 31 - Total Amount of Funds Expended on ESG Activities**