

**CONSOLIDATED PLAN  
ONE-YEAR ACTION PLAN**

**FOR**

**FY 2020**

**(July 1, 2019 – June 30, 2020)**



A Publication of  
**Fairfax County, Virginia**

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# Executive Summary

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

### **1. Introduction**

The Executive Summary of the Fairfax County Consolidated Plan One-Year Action Plan for FY 2020 (FY 2020 One-Year Action Plan) is intended to help facilitate citizen review and comment. This FY 2020 One-Year Action Plan discloses Fairfax County's intended uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds (collectively, the Federal Funds) during the period July 1, 2019 through June 30, 2020. It is for the fifth year of the county's FY 2016-FY 2020 Five-Year Consolidated Plan (the Consolidated Plan) and is based on the goals and strategies in the Consolidated Plan. It describes how Fairfax County intends to use the Federal Funds to meet the needs established in the Consolidated Plan. NOTE: On September 13, 2018, United States Department of Housing and Urban Development (HUD) granted to the county a one year extension of the Consolidated Plan, extending the five-year plan through July 1, 2021. A copy of the HUD extension correspondence may be found in the Grantee Unique Appendices section.

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

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

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

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

Senior homeowners make up a significant portion of the low-income households experiencing housing problems, including housing cost burden. Seniors are the fastest growing age segment in Fairfax County and are projected to comprise 27.4 percent of the county's population by the year 2020.

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

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

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

Fairfax County's Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2018 is available at: <http://www.fairfaxcounty.gov/housing/data/caper>. This document includes major initiatives and highlights that were proposed and executed during July 1, 2017 - June 30, 2018.

Highlights of accomplishments in Fiscal Year (FY) 2018 include:

- Housing Blueprint: The Fairfax County Redevelopment and Housing Authority (FCRHA) implemented the FY 2018 Housing Blueprint, which set specific goals in the areas of preventing and ending homelessness, providing affordable housing to persons with special needs, providing housing for low-income working families and producing workforce housing. Through implementation of the Housing Blueprint, the FCRHA played a critical role in meeting the 2018 goals of Fairfax County's Plan to Prevent and End Homelessness. A total of 135 formerly homeless households received permanent housing in FY 2018. Of the total formerly homeless households provided with permanent housing, a total of 92 (68 percent) were beneficiaries of rent subsidies and/or other supportive services provided by either the FCRHA or the DHCD.
- Moving to Work (MTW): In FY 2018, the FCRHA continued to implement approved activities from previous years that required MTW flexibility. In addition, the FCRHA submitted an amended FY 2018 MTW Plan that was subsequently approved by HUD. The amended FY 2018 Plan included the following activities: (1) Modification of the calculation of the family share of rent, (2) establishing a shared housing program in the RAD-PBV program, and (3) increasing the initial maximum rent burden to 10 percent above the applicable Total Tenant Payment (TTP). Key aspects of modifying the calculation of the family share of rent were redefining work-able and non work-able families, increasing the minimum rent for work-able families from \$50 to \$220, increasing the family share of rent for non work-able families from 30 percent to 32 percent of adjusted income, and applying a flat utility allowance by bedroom size for all program

participants. Establishing a shared housing program in the RAD-PBV units allowed the FCRHA to continue to operate the Supported Shared Housing Program in these units, a vital program operated in conjunction with the Fairfax-Falls Church Community Services Board (CSB) that pairs individuals with disabilities in a shared housing situation. Increasing the initial maximum tenant rent burden to 10 percent above the applicable TTP provides Housing Choice Voucher (HCV) participants more housing opportunities and flexibilities when leasing a unit. The FCRHA continued its gateway for clients to move from Bridging Affordability to sustainable (Fair Market Rent – FMR) and/or subsidized housing. Through the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment initiative (THRIVE), 43 households were prioritized (22 households were referred for HCV subsidies and 21 were put into public housing (PH), including the FCRP-PBV program.)

- Bridging Affordability: Bridging Affordability: Implementation of the Bridging Affordability program continued in FY 2018. The Bridging Affordability program provides rental subsidies to (1) households experiencing homelessness and persons on the county's affordable housing waiting lists, (2) individuals with physical and sensory disabilities, and (3) victims of domestic violence. The program is operated by a collaborative of non-profit organizations, led by Northern Virginia Family Service (NVFS), under contract with Fairfax County. In FY 2018, a total of 71 new households were leased up under the program. The average income of all households under the program is \$22,835 or 26.65 percent of the AMI for a family of four.
- Affordable Housing Preservation: As of June 30, 2018, a total of 3,016 units had been preserved under the Board of Supervisors' Affordable Housing Preservation Initiative. Purchases in FY 2018 by the FCRHA and non-profit affordable housing providers financed with CDBG and HOME funds preserved 16 of the affordable units/beds. All non-profit properties financed with CDBG or HOME funds will remain affordable for at least 30 years.
- Multifamily Rental Housing and Tenant Subsidy Programs: The FCRHA's principal affordable housing programs are: the Federal Housing Choice Voucher (HCV) and Federal Project Based Voucher (PBV) – Rental Assistance Demonstration (RAD) programs, the Fairfax County Rental Program (FCRP) and the Bridging Affordability Program. The average household income served in these programs in FY 2018 was \$26,127, which was approximately 25 percent of the AMI for a family of three and met the federal definition of "extremely low income." A total of 18,096 individuals were housed in the HCV and FCRP-PBV programs and FCRP in FY 2018.
- Special Needs Housing: The FCRHA leases 10 buildings to the CSB and the Office to Prevent and End Homelessness (OPEH) to provide housing for people with special needs. The buildings are being used to provide a combined total of up to 33 beds of emergency housing, intermediate care facility housing and group housing, and up to 58 units of supportive housing, supervised supportive housing and transitional housing.
- Senior Housing: A newly constructed 82-unit senior housing community was opened in October of 2018, by Wesley Housing Development Corporation, in partnership with the FCRHA, Fairfax County Government and private project partners. All of the units are for persons 62 years of age or older whose household income is at or below 50 percent of the AMI. Ten percent of the independent-living rental units are accessible for seniors with disabilities. Twenty-two of the

units are federally subsidized with project based vouchers. On-site amenities include a fitness center, business center, library, media/game room and courtyard community gardening. A new separate services building is currently under construction to be opened in 2019 and will include a newly constructed senior center, an adult day health care center and two child care facilities.

- Communitywide Housing Strategic Plan: The Board of Supervisors adopted the comprehensive plan to further affordable housing efforts through 25 near-term strategies that will have a measurable impact without major policy changes or significant sources of new revenue. A copy of the Communitywide Housing Strategic Plan may be found in the Grantee Unique Appendices section.

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

Summary from citizen participation section of plan.

A Citizen Participation Plan was adopted by the Fairfax County Board of Supervisors on December 8, 1997, and was revised and amended by the Board of Supervisors in 2002 and 2007. The purpose of the Citizen Participation Plan is to serve as a guide for public input and participation in the Consolidated Plan process. A copy of the full Citizen Participation Plan may be found in the Grantee Unique Appendices section.

As a part of the Citizen Participation Plan, the Board of Supervisors established the Consolidated Community Funding Advisory Committee (CCFAC). The responsibilities of the CCFAC include but are not limited to soliciting community input on the community needs, advising the Board of Supervisors on the development and implementation of the consolidated plan, coordinating and implementing the countywide Consolidated Community Funding Pool (CCFP) solicitation process (including funding categories, selection criteria and performance measures), and coordinating with the Community Action Advisory Board in implementation of the Community Services Block Grant process. CCFAC members are appointed by the County Executive to serve for three year terms. The CCFAC currently is composed of representatives of interest groups, community organizations, a variety of boards, authorities and commissions, and the Fairfax County Equity Officer.

Per the Citizen Participation Plan, the county provided opportunities for and encouraged citizen input from all sectors of the community in developing this FY 2020 One-Year Action Plan. Citizens were notified of opportunities to provide input in person or in writing at public hearings, as well as by directly contacting the DHCD. The notice informed citizens that Fairfax County is particularly interested in receiving input from citizens whose household incomes are below the federal poverty line, citizens who have low- and moderate-incomes and reside in areas that are blighted or in which the Federal Funds are used or are proposed to be used, and citizens who are minority or non-English speaking, as well as citizens who have mobility, visual, speech or hearing impairments.

The county provided citizens, public agencies and other interested parties with reasonable and timely access to the proposed FY 2020 One-Year Action Plan, as well as to information and records relating to

the FY 2020 One-Year Action Plan and the use of the Federal Funds in prior years. Notices were provided through a variety of communication channels, including the county website, social media, the county's cable television channel, community engagement sessions on the CCFP priorities, public libraries, press releases, and a stakeholder newsletter. Notices were published in various community newspapers, including minority and foreign language publications.

Citizens were notified of the opportunity to help identify housing, community development and other human services needs to be addressed by this FY 2020 One-Year Action Plan by providing comment in writing or in person at a public hearing held by the CCFAC on November 13, 2018. Prior to the approval of this FY 2020 One-Year Action Plan by the Board of Supervisors on May 21, 2019, citizens also were notified of the opportunity to provide input in person or in writing on the Draft FY 2020 One-Year Action Plan at a public hearing held by the Board of Supervisors on March 19, 2019.

The Draft Plan for FY 2020 was released and distributed on February 5, 2019, for public review and comment for 42 days prior to the end of the public comment period on March 19, 2019, which exceeded the Citizen Participation Plan requirement of a 30-day public comment period. Citizen notices of the opportunities to review electronic and paper copies of the Draft Plan for FY 2020 were published through the various communication channels. Citizens were encouraged again to express their views on the needs for housing, community development and other human services, as well as on fair housing and the community development programs proposed in the Draft Plan for FY 2020.

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

At the public hearing held by the CCFAC on November 13, 2018, citizens presented testimonies and comments concerning services for residents who are homeless, who have very low household incomes, who have limited English language proficiency, who have mental health needs, and who have disabilities. Testimonies were provided by and on behalf of the following organizations:

- 1) Financial Empowerment Center and Britepaths
- 2) Literacy Council of Northern Virginia
- 3) Herndon-Reston Friendly Instant Sympathetic Help
- 4) Annandale Christian Community for Action
- 5) Community Preservation and Development Corporation
- 6) Legal Services of Northern Virginia
- 7) Unitarian Universalist Congregation of Fairfax
- 8) Edu-Futuro
- 9) Cornerstones
- 10) Family Counseling Center of Greater Washington
- 11) Fairfax County Community Action Advisory Board
- 12) The Arc of Northern Virginia
- 13) Hartwood Foundation

The concerns, needs and priorities identified at the November 13, 2018 public hearing include:

- financial empowerment for vulnerable populations through long-term education and counseling;

- the connection between English proficiency and poverty, given that over 15 percent of county residents over the age of 5 do not speak English proficiently;
- the need to provide housing with wrap around services first in order to prevent and end homelessness;
- the challenges resulting from the “fear factor” that causes immigrants to decline available support and emergency assistance in order to avoid loss of their anonymity;
- the isolation of seniors from the community and needed services caused by language barriers, lack of transportation access, and/or neglect by their busy families;
- the need to connect children who reside in affordable housing communities to critical resources that are available where they live;
- the “Justice Gap” caused by the fact that people with low-incomes have little access to legal counsel to help address issues related to housing, financial stability, and education, and the fact that there is one legal aid lawyer per 7,236 low-income person in Virginia versus one lawyer per 349 for all Virginians;
- the need for more county policies, programs and public funding to ensure all residents are expending no more than 30% of income on housing;
- the fact that the Fairfax County Public School Class of 2018 had 1,031 student drop outs, of which 838 were Hispanic and 846 were Limited English Proficient students;
- the importance of empowering under-resourced immigrant families to break the cycle of poverty;
- the need to create awareness and a positive community environment to help combat mental health issues experienced by multicultural individuals and families;
- the need for more human services programs to stabilize the community and to allow the affordable housing industry to think more creatively;
- the housing barriers faced by persons with intellectual and developmental (ID/DD) disabilities for which the funding stream for in-home support services is usually a Medicaid Waiver and there are more than 2,300 currently in Fairfax County alone on the waiting list;
- the growing number of seniors who have DD and who receive support from respite and residential programs, but who also need “barrier-free” retirement options; and
- the needs for:
  - a more community perspective to engage all residents;
  - direct engagement of people with dire housing needs;
  - more housing that is affordable to low-income residents;
  - more accessible and affordable housing with supportive services for persons with ID/DD;
  - long-term case management supporting both mental and physical health issues;
  - family empowerment through mental health education and counseling for youth and teenagers, parents, and seniors;
  - increasing the role of the nonprofit community in housing with wrap-around services;
  - nonprofits with programs that target the whole family to break the cycle of poverty;
  - after-school programs within affordable housing communities that provide life skills to resident children of all ages;

- human service programs that engage families through partnerships with county schools;
- financial empowerment programs for vulnerable populations;
- more funding for wrap-around services and emergency assistance to the community, especially for those difficult to reach;
- affordable language and literacy programs for extremely limited-English speaking adults;
- available civil legal services that meet the needs of low-income residents; and
- influencing other levels of government to become part of a more collaborative/creative solution and expanding efforts to intersect with other important county opportunities.

At the public hearing held by the Board of Supervisors on March 19, 2019, both oral and written testimonies were received from and on behalf of the (1) Jeanette Widdle, Fairfax County resident, (2) Edu-Futuro, (3) Ray Lonnett, Principal of E. Barbour Hutchison Elementary School, (4) Food & Friends and (2) the Fairfax Area Disability Services Board. Chairman Sharon Bulova invited all interested persons to present testimony about this FY 2020 One-Year Action Plan. The needs and priorities discussed at the March 19, 2019 public hearing included:

- More attention should be given to the needs of patients who are suffering from pain. The CDC guidelines should be revised and doctors should not be made afraid to prescribe pain medications. Many patients left without medications for torturous pain either suffer unreasonably, turn to illegal drugs or commit suicide.
- There is a need for more housing opportunities for persons with mental illness and others who are unable to live on their own. Consideration should be given to raising funds for this purpose by raising funds through the following types of activities:
  - requesting volunteer one penny donations by personal property taxpayers,
  - distributing affordable housing donation forms with the distributions of lottery winnings,
  - setting up penny jars in retail stores and restaurants which attract donations by allowing donors of \$50 or more to add their names to a list for chances to win small monetary prizes; and
  - conduct fundraising for housing activities through public schools.
- There should be more education of the public about the need for affordable housing because only those in need of the housing know.
- Fairfax County should continue to support the delivery of healthy meals to persons with serious illnesses.
- The number of units set-aside for persons with physical disabilities should be increased from 5 percent to 10 percent in all newly constructed housing.
- The county should adopt universal design practices for all future builds.
- The successful Home Repair for the Elderly Program (HREP), currently benefiting homeowners only, should be expanded to include assistance to renters who are older adults or have a disability.
- Resources should be allocated for increased efforts to educate the public, including housing providers, about the rights and responsibilities under the Fair Housing Act.
- The programs and services offered through Edu-Futuro are very important and successful, including:

- help immigrant parents be involved with the education of their children,
- program teaches parents how to communicate with their student children, improve parenting skills, build family strength and prevent destructive behaviors such as substance abuse and bullying,
- help immigrant students succeed in school and prepare for college,
- help Immigrant parents find jobs and adjust to life in the United States, and
- collaboration with other immigrant families for support and combined resources to find solutions to common challenges.

DHCD staff also received three written testimonies in support of the multicultural youth and parent programs and services funded through the CCFP.

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

All written and oral testimonies presented before or during the public hearings on November 13, 2018, and March 19, 2019 were accepted and included in the final draft Consolidated Plan One-Year Action Plan for FY 2020 submitted to the Board of Supervisors for approval.

## **7. Summary**

### **Summary of Response to Comments Received at the Public Hearings.**

The overall needs and priorities identified at the public hearings held on November 13, 2018 and March 19, 2019 are addressed by the Annual Goals and Objectives, described in AP-20 of this FY 2020 One-Year Action Plan. At the request of the Board of Supervisors in response to written testimony on behalf of the Fairfax Area Disability Services Board presented at the March 19, 2019 public hearing, staff provided additional information about the Home Repair for the Elderly Program.

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

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

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

| Agency Role        | Name           | Department/Agency                               |
|--------------------|----------------|---|
| CDBG Administrator | FAIRFAX COUNTY | Department of Housing and Community Development |
| HOME Administrator | FAIRFAX COUNTY | Department of Housing and Community Development |
| ESG Administrator  | FAIRFAX COUNTY | Office to Prevent and End Homelessness          |

**Table 1 – Responsible Agencies**

### Narrative (optional)

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

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

**Consolidated Plan Public Contact Information**

Fairfax County Department of Housing and Community Development  
3700 Pender Drive, Suite 300 Fairfax, Virginia 22030

*Thomas Fleetwood, Director*

Telephone: (703) 246-5100 or TTY: 711

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

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

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

- **Housing Blueprint:** The main body overseeing the development of the Housing Blueprint is the Affordable Housing Advisory Committee, which includes representatives of the FCRHA, the Fairfax-Falls Church Community Services Board, the Disability Services Board, the county's Homelessness Governing Board, many non-profit housing providers, the business community and others.
- **Moving to Work/THRIVE Initiative:** The FCRHA has convened a THRIVE Advisory Committee, which assists in the development and implementation of activities related to the FCRHA's Moving to Work designation. The THRIVE Advisory Committee was instrumental in creating the strategic framework for the FCRHA's response to federal budget sequestration in the Housing Choice Voucher and FCRP-PBV programs.
- **Consolidated Community Funding Pool (CCFP):** One hundred sixty-seven competitive CCFP funding proposals for the FY 2019 – FY 2020 funding cycle were reviewed and evaluated by a Selection Advisory Committee (SAC), which recommended that funding be awarded to 116 programs. Each of the recommended programs addresses one or more of the CCFP targeted focus areas that were identified with community input and included six human services programs providing targeted public services and two capital projects for the acquisition or rehabilitation of affordable housing funded to be funded by CDBG. The SAC also selected and placed some of the funded programs on a restoration of funds list, for receipt of additional funding if there are any unspent funds from allocations to other programs. The SAC also created a contingency funding plan to be used in the event that the CCFP budget is decreased as a result of a reduction in either federal or local funding. On May 1, 2018, the Board of Supervisors approved CCFP funding for FY 2019 – FY 2020, as recommended by the SAC.

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

The Fairfax County Office to Prevent and End Homelessness (OPEH) manages, coordinates, and monitors day-to-day implementation of the local plan to prevent and end homelessness. As part of this responsibility, OPEH assures coordinated execution of the work of the Continuum of Care (CoC) and the many interagency workgroups functioning within the CoC. Workgroups are formed to address the specific needs of families and individuals experiencing homelessness, such as those who chronically

experience homelessness, families with children, veterans, and unaccompanied youth. These workgroups consist of professional staff and volunteers from relevant organizations, including government, nonprofit, businesses, and faith communities. Significant initiatives recently implemented by these workgroups include the development of new system of Coordinated Entry policies and procedures. In FY 2020, the CoC will work to end chronic homelessness, as part of the national “Built for Zero” effort.

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

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

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

Table begins on next page.

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

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

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

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

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

|   |  |   |
|---|--|---|
|   | <b>Agency/Group/Organization Type</b>                          | Services - Housing<br>Services - Persons with Disabilities<br>Health Agency   |
|   | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Anti-poverty Strategy<br>Lead-based Paint Strategy               |
| 7 | <b>Agency/Group/Organization</b>                               | Fairfax County Alliance for Human Services  |
|   | <b>Agency/Group/Organization Type</b>                          | Services - Housing<br>Services - Children<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Services - Homeless<br>Services - Health<br>Services - Education<br>Services - Employment<br>Service - Fair Housing<br>Services - Victims |

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|   | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 8 | <b>Agency/Group/Organization</b>                               | Fairfax County Human Services Council  |
|   | <b>Agency/Group/Organization Type</b>                          | Services - Housing<br>Services - Children<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Services - Homeless<br>Services - Health<br>Services - Education<br>Services - Employment<br>Service - Fair Housing<br>Services - Victims                              |

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|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy |
| 9  | <b>Agency/Group/Organization</b>                               | Fairfax Area Disability Services Board  |
|    | <b>Agency/Group/Organization Type</b>                          | Services-Persons with Disabilities  |
|    | <b>What section of the Plan was addressed by Consultation</b>  | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy |
| 10 | <b>Agency/Group/Organization</b>                               | Fairfax Area Commission on Aging  |
|    | <b>Agency/Group/Organization Type</b>                          | Services - Elderly Persons  |

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|    | <b>What section of the Plan was addressed by Consultation</b>  | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy |
| 11 | <b>Agency/Group/Organization</b>                               | FCRHA Resident Advisory Council   |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Services - Housing   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs   |
| 12 | <b>Agency/Group/Organization</b>                               | SkillSource Group, Inc.   |
|    | <b>Agency/Group/Organization Type</b>                          | Services-Employment<br>Regional organization  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Economic Development   |
| 13 | <b>Agency/Group/Organization</b>                               | Northern Virginia Affordable<br>Housing Alliance  |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Regional organization  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs -<br>Unaccompanied youth<br>Homelessness Strategy  |

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| 14 | <b>Agency/Group/Organization</b>                               | Cornerstones Housing Corporation   |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Services - Housing<br>Services - Children<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Services - Homeless<br>Services - Health<br>Services - Education<br>Services - Employment<br>Service - Fair Housing<br>Services - Victims |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy  |
| 15 | <b>Agency/Group/Organization</b>                               | Good Shepherd Housing and Family Services Inc.   |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Services - Housing<br>Services - Homeless   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy   |

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| 16 | <b>Agency/Group/Organization</b>                               | Shelter House, Inc.  |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Services - Housing<br>Services - Victims of Domestic Violence<br>Services - Homeless  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs   |
| 17 | <b>Agency/Group/Organization</b>                               | FAIRFAX AREA CHRISTIAN EMERGENCY & TRANSITIONAL SERVICES (FACETS)  |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Services - Children<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Services - Homeless<br>Services - Health<br>Services - Education<br>Services - Employment<br>Service - Fair Housing<br>Services - Victims |

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|    | <b>What section of the Plan was addressed by Consultation?</b> | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs |
| 18 | <b>Agency/Group/Organization</b>                               | NEW HOPE HOUSING, INC.   |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Services - Housing<br>Services - Homeless   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy                               |
| 19 | <b>Agency/Group/Organization</b>                               | Madison Homes, Inc.  |
|    | <b>Agency/Group/Organization Type</b>                          | Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy                               |

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| 20 | <b>Agency/Group/Organization</b>                               | WESLEY HOUSING DEVELOPMENT CORPORATION  |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Services - Housing   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy |
| 21 | <b>Agency/Group/Organization</b>                               | Insight Property Group LLC  |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Business Leaders<br>Business and Civic Leaders   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs   |
| 22 | <b>Agency/Group/Organization</b>                               | INOVA Health System   |
|    | <b>Agency/Group/Organization Type</b>                          | Services-Health<br>Publicly Funded<br>Institution/System of Care  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs   |
| 23 | <b>Agency/Group/Organization</b>                               | Federal Home Loan Mortgage Corporation  |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Private Sector Banking / Financing   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs   |

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| 24 | <b>Agency/Group/Organization</b>                               | Advisory Social Services Board  |
|    | <b>Agency/Group/Organization Type</b>                          | Services - Housing<br>Services - Children<br>Services - Elderly Persons<br>Services - Persons with Disabilities<br>Services - Persons with HIV/AIDS<br>Services - Victims of Domestic Violence<br>Services - Homeless<br>Services - Health<br>Services - Education<br>Services - Employment<br>Service - Fair Housing<br>Services - Victims |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs   |
| 25 | <b>Agency/Group/Organization</b>                               | Fairfax County School Board   |
|    | <b>Agency/Group/Organization Type</b>                          | Services-Education<br>Child Welfare Agency  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs   |
| 26 | <b>Agency/Group/Organization</b>                               | Fairfax County Professional Fire Fighters and Paramedics, IAFF Local 2068   |
|    | <b>Agency/Group/Organization Type</b>                          | Employee Member Organization  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs   |
| 27 | <b>Agency/Group/Organization</b>                               | Northern Virginia Association of REALTORS   |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Regional organization  |

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|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs                |
| 28 | <b>Agency/Group/Organization</b>                               | Tetra Partnerships   |
|    | <b>Agency/Group/Organization Type</b>                          | Commercial Real Estate   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs                |
| 29 | <b>Agency/Group/Organization</b>                               | Fairfax County Federation of<br>Citizens Associations          |
|    | <b>Agency/Group/Organization Type</b>                          | Civic Leaders  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs                |
| 30 | <b>Agency/Group/Organization</b>                               | AHOME  |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Regional organization<br>Business and Civic Leaders |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs                |
| 31 | <b>Agency/Group/Organization</b>                               | Habitat for Humanity of Northern<br>Virginia                   |
|    | <b>Agency/Group/Organization Type</b>                          | Housing  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs                |
| 32 | <b>Agency/Group/Organization</b>                               | Northern Virginia Regional<br>Commission                       |
|    | <b>Agency/Group/Organization Type</b>                          | Regional organization<br>Planning organization                 |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Non-Homeless Special Needs          |

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| 33 | <b>Agency/Group/Organization</b>                               | Virginia Housing Development Authority (VHDA)  |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Other government - State  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs  |
| 34 | <b>Agency/Group/Organization</b>                               | City of Alexandria, Virginia   |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - Local   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 35 | <b>Agency/Group/Organization</b>                               | Arlington County   |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - County<br>Other government - Local  |

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

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| 37 | <b>Agency/Group/Organization</b>                               | Loudoun County   |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - County<br>Other government - Local  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 38 | <b>Agency/Group/Organization</b>                               | Montgomery County Government   |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - County<br>Other government - Local  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |

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| 39 | <b>Agency/Group/Organization</b>                               | Prince George's County - DHCD  |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - County<br>Other government - Local  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 40 | <b>Agency/Group/Organization</b>                               | District of Columbia Department of Housing and Community Development   |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - Local   |

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|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 41 | <b>Agency/Group/Organization</b>                               | City of Falls Church   |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - Local   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 42 | <b>Agency/Group/Organization</b>                               | Town of Vienna   |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - Local   |

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|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 43 | <b>Agency/Group/Organization</b>                               | Town of Herndon  |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - Local   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 44 | <b>Agency/Group/Organization</b>                               | City of Fairfax  |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - Local   |

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|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 45 | <b>Agency/Group/Organization</b>                               | Town of Clifton  |
|    | <b>Agency/Group/Organization Type</b>                          | Other government - Local   |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 46 | <b>Agency/Group/Organization</b>                               | Metropolitan Washington Council of Governments   |
|    | <b>Agency/Group/Organization Type</b>                          | Regional organization  |

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|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |
| 47 | <b>Agency/Group/Organization</b>                               | Virginia Department of Housing and Community Development   |
|    | <b>Agency/Group/Organization Type</b>                          | Housing<br>Other government - State  |
|    | <b>What section of the Plan was addressed by Consultation?</b> | Housing Need Assessment<br>Public Housing Needs<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Homelessness Strategy<br>Non-Homeless Special Needs<br>Market Analysis<br>Economic Development<br>Anti-poverty Strategy<br>Lead-based Paint Strategy |

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not applicable.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| Name of Plan                                       | Lead Organization                                     | How do the goals of your Strategic Plan overlap with the goals of each plan?  |
|--|---|---|
| Continuum of Care                                  | Fairfax County Office to Prevent and End Homelessness | The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this FY 2020 One-Year Action Plan. A copy of the draft Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.   |
| Housing Blueprint (local)                          | FCRHA/Department of Housing and Community Development | The Strategic Plan goals are directly driven by the goals and metrics identified in the Housing Blueprint.  |
| Moving to Work (federal)                           | FCRHA/Department of Housing and Community Development | The Strategic Plan is consistent with the THRIVE Housing Continuum, which is the central concept behind the FCRHA's Moving to Work program.   |
| FCRHA Strategic Plan/Action Plan (local)           | FCRHA/Department of Housing and Community Development | The activities described in the FCRHA's annual Strategic Plan/Action Plan are largely derived from the Housing Blueprint, and serve as a yearly work plan for the agency.   |
| Communitywide Housing Strategic Plan (local)       | Department of Housing and Community Development       | Under the direction of the Board of Supervisors, the Communitywide Housing Strategic Plan is a comprehensive effort to preserve and create affordable housing options by both identifying near term goals that can be accomplished with currently available resources and identifying the resources necessary to meet needs over the next 15 years. |
| Prevent & End Homelessness (local)                 | Fairfax County Office to Prevent and End Homelessness | The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this FY 2020 One-Year Action Plan.  |
| Fairfax County Comprehensive Plan/Zoning Ordinance | Fairfax County Department of Planning and Zoning      | The Comprehensive Plan and Zoning Ordinance provide, respectively, the policy and regulatory underpinnings for land use issues related to affordable housing, as described in this FY 2020 One-Year Action Plan. This includes elements such as the Affordable Dwelling Unit and Workforce Housing programs.  |

| Name of Plan       | Lead Organization             | How do the goals of your Strategic Plan overlap with the goals of each plan?   |
|--------------------|-------------------------------|--|
| One Fairfax Policy | Fairfax County Equity Officer | The One Fairfax Policy, adopted by the Board of Supervisors on November 21, 2017 and by the FCRHA on March 7, 2019, defines expectations for consideration of racial and social equity, and in particular, meaningful community involvement when planning, developing and implementing policies, practices and initiatives. The policy provides a framework to advance equity in alignment with the stated visions and priorities of the county and the FCRHA. The policy informs all other policies and applies to all publicly delivered services in Fairfax County Government, the FCRHA and Fairfax County Public Schools. |

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

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

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

A Citizen Participation Plan was adopted by the Fairfax County Board of Supervisors on December 8, 1997, and was revised and amended by the Board of Supervisors in 2002 and 2007. The purpose of the Citizen Participation Plan is to serve as a guide for public input and participation in the Consolidated Plan process. The full Citizen Participation Plan may be found in the Grantee Unique Appendices section.

As a part of the Citizen Participation Plan, the Board of Supervisors established the Consolidated Community Funding Advisory Committee (CCFAC). The responsibilities of the CCFAC include but are not limited to soliciting community input on the community needs, advising the Board of Supervisors on the development and implementation of the consolidated plan, coordinating and implementing the countywide Consolidated Community Funding Pool (CCFP) solicitation process (including funding categories, selection criteria and performance measures), and coordinating with the Community Action Advisory Board in implementation of the Community Services Block Grant process.

A summary of the citizen participation process is provided at AP-05, paragraph 4.

Efforts are being made to broaden citizen participation by expanding the methods of providing notice of opportunities for citizen input. A televised notice was broadcast on the Fairfax County cable station for the first time in FY 2018, including a plain English summary explanation of the consolidated plans, the one-year action plans and opportunities for citizen participation. For this FY 2020 One-Year Action Plan, DHCD staff participated in selected community engagement sessions facilitated by staff of the Fairfax County Department of Neighborhood and Community Services (NCS) in various locations throughout the community. NCS staff facilitated the sessions to receive community input on the needs for housing, community development and other human services.

The citizen input received is used by the CCFAC to identify the categories for the uses of CCFP resources, which include CDBG Targeted Public Services and CDBG Affordable Housing funds. The citizen input also is used by the Board of Supervisors to identify the needs and establish priorities for Fairfax County human services and affordable housing programs. In addition, citizen input will be helpful in monitoring the effectiveness of the One Fairfax policy adopted by the Board of Supervisors on November 21, 2017.

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

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

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

| Sort Order | Mode of Outreach | Target of Outreach   | Summary of response/attendance  | Summary of comments received                         | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|---|--|--|---------------------|
| 1          | Public Hearing   | <p>Persons with incomes at or below the poverty level</p> <p>Residents of areas that are blighted or in which the use of federal funds is proposed</p> <p>Persons with low- to moderate-incomes</p> <p>Persons with disabilities</p> <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Residents of Public and Assisted Housing</p> <p>Non-targeted/broad community</p> | <p>Representatives of the CCFAC, the FCRHA and the public attended the public hearing on November 13, 2018. All of the oral and written testimonies presented at the public hearing were accepted and included in the final version of this FY 2020 One-Year Action Plan. The needs identified and discussed at the public hearing are addressed by the Annual Goals and Objectives described in AP-20.</p> | <p>Testimony is summarized at AP05, paragraph 5.</p> | <p>N/A</p>                                   |                     |

| Sort Order | Mode of Outreach | Target of Outreach   | Summary of response/attendance   | Summary of comments received                         | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|--|--|--|--|---------------------|
| 2          | Public Hearing   | <p>Persons with incomes at or below the poverty level</p> <p>Residents of areas that are blighted or in which the use of federal funds is proposed</p> <p>Persons with low- to moderate-incomes</p> <p>Persons with disabilities</p> <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Residents of Public and Assisted Housing</p> <p>Non-targeted/broad community</p> | <p>The Board of Supervisors received all of the oral and written testimonies presented at the hearing on March 19, 2019. The citizen input was incorporated into the final version of this FY 2020 One-Year Action Plan. The needs identified and discussed at the public hearing are addressed by the Annual Goals and Objectives described in AP-20.</p> | <p>Testimony is summarized at AP05, paragraph 5.</p> | <p>N/A</p>                                   |                     |

# Expected Resources

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

### Introduction

The funding levels incorporated in the draft FY 2020 One-Year Action Plan released for public comment were based on estimates of the Federal Funds to be awarded to Fairfax County for FY 2020 as a result of projects previously funded by CDBG and HOME. The contingency instructions included below explain how adjustments were to be made to the allocations in the Draft FY 2020 One-Year Action Plan, if there was a difference between the estimates used in the Draft One-Year Action Plan for FY 2020 and the actual Federal Funds awarded to Fairfax County and Program Income available for use by Fairfax County in FY 2020.

The Federal Funds awarded to Fairfax County for FY 2019 were used as estimates for FY 2020 until formal notification of the actual awards of Federal Funds for FY 2020 was received from HUD. Use of estimates until notice of actual awards is customary and allows Fairfax County to meet citizen participation requirements while planning for future HUD grants prior to the official notification from HUD. Notification of the actual awards for FY 2020 was received on April 12, 2019.

### Federal Funding Allocations for FY 2020

If there is greater than a 10 percent difference between the estimated and actual CDBG, ESG and/or HOME funding awarded for FY 2020, the Fairfax County Board of Supervisors reserves the right to reconsider the proposed funding allocations. If there is no more than a 10 percent difference between the estimated and the actual funding awarded, Fairfax County will utilize the following contingency provision governing the use of the Federal Funds:

### CDBG

- A. If the actual CDBG funding amount is lower than the estimated funding, all CDBG-funded activities are to be proportionally decreased from the estimated funding levels to match the actual CDBG award amount, with the following exceptions:
  - The Section 108 Loan Payment will remain as represented in the plan.

- General Administration, Planning, and Fair Housing are to be capped at 20 percent of the CDBG award based on HUD limits. Total allocation for these three activities will not exceed 20 percent of the actual CDBG award.
  - The Targeted Public Services allocation is to be capped at 15 percent of the CDBG award based on HUD limits. The allocation to the Targeted Public Services will be 15 percent of the actual CDBG award.
  - The Affordable Housing Fund in the CCFP will be funded at \$590,900.
  - Funding allocations for Section 108 Loan, General Administration, Planning, Fair Housing, Targeted Public Services, and the Affordable Housing Fund in the CCFP are to be made prior to any other proportional adjustments to the remaining CDBG-funded activities.
- B. If the actual CDBG funding amount is greater than the estimated funding, all CDBG-funded activities are to be funded as represented in the plan, with the following exceptions:
- The Targeted Public Services allocation is to be increased to an amount that is 15 percent of the actual CDBG award.
  - The Affordable Housing Fund in the CCFP will be funded at \$590,900.
  - The unallocated balance of the CDBG funding available as a result of the funding increase is to be allocated to the CDBG/HOME Affordable Housing Request for Proposals.

## HOME

- A. If the actual HOME funding amount is lower than the estimated funding, all HOME-funded activities are to be proportionally decreased from the estimated funding levels to match the actual HOME award amount, with the following exceptions:
- HOME Administration and Fair Housing are to be capped at 10 percent of the HOME award based on HUD limits. The HOME Administration and Fair Housing allocations will not exceed 10 percent of the actual HOME award.
  - Federal regulations require that jurisdictions set-aside a minimum of 15 percent of the HOME award each year for Community Housing Development Organization (CHDO) investment. The CHDO set-aside will be 15 percent of the actual HOME award.
  - Funding allocations for HOME Administration, Fair Housing and CHDO are to be made prior to all other proportional adjustments to the remaining HOME funded activities.
- B. If the actual HOME funding amount is greater than the estimated funding, all HOME-funded activities are to be funded as represented in the plan, with the following exceptions:
- The CHDO set-aside will be 15 percent of the actual HOME award.
  - The unallocated balance of the HOME funding available as a result of the funding increase is to be allocated to the CDBG/HOME Affordable Housing Request for Proposals.

## ESG

All ESG-funded activities are proportionally increased or decreased from the estimated funding levels to match the actual ESG award amount.

### **Program Income Available for Use in FY 2020**

All Program Income received from activities funded with CDBG and/or HOME in excess of the estimates for FY 2020 is to be allocated to the CDBG/HOME Affordable Housing Request for Proposals, with the following exceptions:

- A. Program Income received from the North Hill project will be used pursuant to the guidance provided and approved by the Board of Supervisors on January 24, 2017.
- B. Program Income received from the refinancing of the Murraygate project will not be available for distribution according to this Contingency Plan.

**Fairfax County requested citizen comment on this planned contingency process for the allocation of Federal Funds for FY 2020.**

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 4 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description   |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
|         |                  |  | Annual Award: \$                 | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |   |
| CDBG    | public - federal | Acquisition/Rehab<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 5,609,339                        | 336,693            | 841,298                  | 6,787,330 | 0   | <p>The annual award is based on the HUD notification of the FY 2020 / federal FY 2019 grant award. The HUD notification was received from HUD on April 12, 2019.</p> <p>The Program Income allocation is based on historical average and projections from current activities.</p> |

| Program | Source of Funds  | Uses of Funds                                   | Expected Amount Available Year 4 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                  |   | Annual Award: \$                 | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| HOME    | public - federal | Acquisition/rehab<br>Admin and Planning<br>TBRA | 1,940,695                        | 370,882            | 3,051,176                | 5,362,753 | 0   | <p>The annual award is based on the HUD notification of the county FY 2020 / federal FY 2019 grant award. The HUD notification was received from HUD on April 12, 2019.</p> <p>The Program Income allocation is based on historical average and projections from current activities.</p> |

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 4 |                    |                          |           | Expected Amount Available Remainder of ConPlan \$ | Narrative Description  |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|--|
|         |                  |  | Annual Award: \$                 | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |   |  |
| ESG     | public - federal | Housing relocation and stabilization services<br>Short-term and medium-term rental assistance<br>Administrative activities | 473,009                          | 0                  | 0                        | 473,009   | 0   | <p>The annual award is based on the HUD notification of the county FY 2020 / federal FY 2019 grant award. The HUD notification was received from HUD on April 12, 2019.</p> <p>The Program Income allocation is based on historical average and projections from current activities.</p> |

**Table 4 - Expected Resources – Priority Table**

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

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

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

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

Additionally, the county created a Housing Trust Fund (HTF) in FY 1990, which is used to encourage and support the acquisition, preservation, development and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. The majority of all units developed with HTF financing are HOME eligible. Housing Trust Fund awards are anticipated in FY 2020. HOME- and CHDO-funded capital projects by non-profit sponsors also are leveraged by equity investments, private financing and/or other local funds, as well as by donations of cash, services and materials.

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

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

Fairfax County and the FCRHA have a long and successful track record of utilizing public land for the development of housing to meet a continuum of needs identified in this Draft FY 2020 One-Year Action Plan. Projects that are expected to be completed, under construction or in planning during the time covered by this Draft FY 2020 One-Year Action Plan include the following:

Lincolnia Residences Renovation (Mason District): The scope of the project includes renovation of the building complex which will be used to provide space for three separate operations: 1) senior housing and assisted living (SHAL) managed by DHCD, 2) a senior center operated by the Department of Neighborhood and Community Services (NCS), and 3) an adult day health care center managed by the Fairfax County Health Department (FCHD). The SHAL includes 26 units of affordable apartments for seniors, 52 beds of licensed assisted living, common areas for the residents, and a commercial kitchen which supports all on-site activities. The renovation includes replacement of the HVAC system and the emergency generator, extensive interior overhauls and upgrades of lighting and the fire alarm system, elevator modernization, roof and fire pump replacement, numerous accessibility modifications, and minor site enhancements. Phase A of the project, renovation of senior center, was completed in FY 2016. Phase B, which includes trim work, cabinetry replacement, hot water heater replacement, the addition of electrical circuits, and other miscellaneous improvements, will be completed in FY 2020.

Lewinsville Center (Dranesville District): Construction of two building was completed in FY 2019. The first building completed has been named "The Fallstead" and contains 82 units of independent living senior rental housing. The units are being leased to persons who are 62 years of age or older and whose household income is at or below 50 percent of the AMI. The second building, completed in April of 2019, will be used as the community support building for the provision of expanded services through existing Fairfax County Senior Center programs operated by the NCS.

North Hill (Mount Vernon District): The FCRHA has selected a private developer, under PPEA, for the development of the 35 acre North Hill site, acquired by the FCRHA in the 1980s. The selected developer has received the necessary zoning approvals to construct 278 mixed-income, affordable multi-family units and 175 market-rate townhouses. The approximately 12 acre remaining balance of the site will be maintained as a park. The project was awarded competitive 9 percent tax credits by the Virginia Housing Development Authority, which provide a critical part of the project funding. Negotiations are underway for the sale of the market-rate townhouse land bay, the proceeds of which will be used to fund development of the affordable units. Site plan preparation is underway. Negotiations of additional agreements, including a Master Agreement, have to be completed before development begins.

Murraygate Renovation (Lee District): The project scope includes extensive renovations of the 200-unit Murraygate Village apartment complex. Anticipated rehabilitation will include replacement of the central heating and cooling system with individual HVAC units in each apartment, electrical system upgrades, accessibility improvements, kitchen and bathroom modernization, other miscellaneous enhancements, and minor site work. The construction of Phase I was completed in FY 2018. Phase II, which will address the majority of the renovations, started in December 2019 and will be completed in July 2020.

Wedgewood Renovation (Mason District): The scope of the project is intended to sustain the Wedgewood property for 10 or more years and preserve the Board's flexibility for future redevelopment of the property. Work completed includes condition assessment studies; regrading and drainage system improvements throughout the site; basement water proofing and wall reinforcement; roofing and gutter replacements; replacement of two chillers, a cooling tower, and reliability upgrades in the three central heating and cooling plants; repairs of patios, walkways, stairs and retaining walls; repaving parking lots and streets; and minor building structural improvements. Studies were conducted to define alternatives for future improvement or replacement of the central heating and cooling plants. The renovation effort began in FY 2017 and will continue through FY 2020.

Oakwood (Lee District): The scope of the project is to develop the 6.2 acre county-owned site at the intersection of Oakwood Road and Van Dorn Street. The site has the potential for the development of up to 150 units of affordable independent senior housing. Potential funding includes Low Income Housing Tax Credits (LIHTC). Requests for Proposals for development were received in August 2018 and are now being evaluated. Developer selection is planned for January 2019 with rezoning actions to follow.

One University (Braddock District): The scope of the project is to redevelop the site at the intersection of Route 123 and University Drive. An unsolicited proposal has been received for replacing the existing affordable housing complex (Robinson Square) and the existing FCRHA facilities. The proposed development will include up to 240 units of affordable housing and student housing. Additional proposals were received in response to the county's request for competing proposals (RFP). The RFP Selection Advisory Committee chose one of the competing proposals and the unsolicited proposal for further evaluation and comparison. The developer has been selected. The rezoning process is underway and is expected to be completed by mid-FY 2020.

Little River Glen Expansion (Braddock District): The scope of the project includes the construction of 60 units of affordable independent senior housing on land owned by the FCRHA. A funding source has not yet been determined. Completion of the schematic design is expected in FY 2019. Zoning approval of the design is expected in FY 2020, following which an application for LITHC funding will be submitted to VHDA.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3) & (e)

#### Goals Summary Information

| Sort Order | Goal Name     | Start Year | End Year | Category  | Geographic Area | Needs Addressed   | Funding  | Goal Outcome Indicator  |
|------------|---------------|------------|----------|---|-----------------|---|--|---|
| 1          | Homelessness  | 2016       | 2020     | Homeless  | Countywide      | Homelessness Prevention and Rapid Re-Housing<br>Affordable Rental Housing<br>Community Services | CDBG: \$400,000<br>HOME: \$700,000<br>ESG: \$447,834 | Rental units rehabilitated: 10 household housing units<br>Tenant Tenant-based rental assistance / Homelessness Prevention and Rapid Rehousing households assisted: 729  |
| 2          | Special Needs | 2016       | 2020     | Affordable Housing<br>Non-Homeless<br>Special Needs | Countywide      | Affordable Rental Housing<br>Homeownership Access and Rehabilitation<br>Community Services      | CDBG: \$1,200,000<br>HOME: \$500,000                 | Public service activities other than Low/Moderate Income Housing Benefit: 180 persons assisted<br>Public service activities for Low/Moderate Income Housing Benefit: 338 household housing units assisted<br>Rental units |

| Sort Order | Goal Name                          | Start Year | End Year | Category                          | Geographic Area | Needs Addressed  | Funding                            | Goal Outcome Indicator  |
|------------|------------------------------------|------------|----------|-----------------------------------|-----------------|--|------------------------------------|---|
|            |                                    |            |          |                                   |                 |  |                                    | rehabilitated: 5 housing unit<br>Tenant-based rental assistance /<br>Rapid Rehousing: 11 households assisted                            |
| 3          | Working Families                   | 2016       | 2020     | Affordable Housing                | Countywide      | Affordable Rental Housing Homeownership Access and Rehabilitation Community Services | CDBG: \$300,000<br>HOME: \$300,000 | Rental units rehabilitated: 2 Household Housing Unit Tenant Tenant-based rental assistance /<br>Rapid Rehousing: 16 Households Assisted |
| 4          | Workforce Housing                  | 2016       | 2020     | Affordable Housing                | Countywide      | Affordable Rental Housing Homeownership Access and Rehabilitation                    | CDBG: \$200,000<br>HOME: \$200,000 | Rental units constructed: 200 household housing units Homeowner Housing Added: 15 household housing units                               |
| 5          | Human Service System               | 2016       | 2020     | Non-Housing Community Development | Countywide      | Community Services Administration and Planning                                       | CDBG: \$0<br>HOME: \$0<br>ESG: \$0 | Other: 1 Other  |
| 6          | Poverty Reduction/Self Sufficiency | 2016       | 2020     | Non-Housing Community Development | Countywide      | Community Services   | CDBG: \$0<br>HOME: \$0<br>ESG: \$0 | Public service activities other than Low/Moderate Income  |

| Sort Order | Goal Name       | Start Year | End Year | Category                          | Geographic Area | Needs Addressed             | Funding                            | Goal Outcome Indicator                |
|------------|-----------------|------------|----------|-----------------------------------|-----------------|-----------------------------|------------------------------------|---------------------------------------|
|            |                 |            |          |                                   |                 |                             |                                    | Housing Benefit: 542 persons assisted |
| 7          | Reinvestment    | 2016       | 2020     | Non-Housing Community Development | Countywide      | Administration and Planning | CDBG: \$0<br>HOME: \$0<br>ESG: \$0 | Other: 1 Other                        |
| 8          | Community Input | 2016       | 2020     | Institutional                     | Countywide      | Administration and Planning | CDBG: \$250,000                    | Other: 1 Other                        |

**Table 5 – Goals Summary**

## Goal Descriptions

|   |                         |  |
|---|-------------------------|--|
| 1 | <b>Goal Name</b>        | Homelessness   |
|   | <b>Goal Description</b> | <p><b><i>Preventing and Ending Homelessness</i></b></p> <p>The county will address the 10-year need for 2,650 additional units/permanent housing opportunities for individuals and families who are experiencing homelessness. Outcomes will be achieved through a variety of county programs and activities, including programs and activities funded through the CCFP.</p> <p><u>Projected Outcomes:</u></p> <ul style="list-style-type: none"> <li>• Housing opportunities created by turnover in federal resources: 105</li> <li>• New housing opportunities (non-turnover): 568</li> </ul> <p>New homeless households served in local Bridging Affordability program: 58</p>  |
| 2 | <b>Goal Name</b>        | Special Needs  |
|   | <b>Goal Description</b> | <p><b><i>To Provide Affordable Options to Special Needs Populations</i></b></p> <p>The county will provide affordable housing options to special needs populations including households with low- to extremely-low income, seniors and persons with physical or mental disabilities through several means, including programs and activities funded through the CCFP. (Note: Persons with special needs are also served throughout the other goals identified in the Housing Blueprint and the Consolidated Plan. A copy of the draft Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.)</p> <p><u>Projected Outcomes:</u></p> <ul style="list-style-type: none"> <li>• Housing opportunities created by turnover in federal resources: 81</li> <li>• New housing opportunities (non-turnover): 119</li> <li>• New special needs households served in the Bridging Affordability program: 36</li> <li>• FCRHA-Fairfax County Rental Program – Seniors (turnover): 90</li> </ul> |
| 3 | <b>Goal Name</b>        | Working Families   |
|   | <b>Goal Description</b> | <p><b><i>To Meet the Affordable Housing Needs of Low-income Working Families</i></b></p> <p>The county will work to address the current need, estimated at about 31,000 units, for affordable housing among working families with low-income via a variety of county programs and activities, including those funded through the CCFP.</p>   |

|   |                         |   |
|---|-------------------------|---|
|   |                         | <p><u>Projected Outcomes:</u></p> <ul style="list-style-type: none"> <li>• New low-income households served in the Bridging Affordability program: 58</li> <li>• Housing opportunities created by turnover in federal resources: 161</li> <li>• Housing opportunities created by turnover in local housing resources: 350</li> </ul> <p>New housing opportunities (non-turnover): 150</p>   |
| 4 | <b>Goal Name</b>        | Workforce Housing   |
|   | <b>Goal Description</b> | <p><b><i>To Increase Workforce Housing through Creative Partnerships and Public Policy</i></b></p> <p>Over the next 15 years, the need for affordable housing options will grow, as the county is projected to add 62,184 households, of which 18,622 are expected to earn 80 percent of AMI and below.</p> <p><u>Projected Outcomes:</u></p> <p>New housing opportunities: 400</p>   |
| 5 | <b>Goal Name</b>        | Human Service System  |
|   | <b>Goal Description</b> | <p><b><i>Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low- and moderate-income persons and families</i></b></p> <p>The county will continue to promote healthy child and youth development, identify strategies to meet current and emerging service needs, and encourage and support a public and private network of community services that fosters stability and maximizes self-sufficiency. The programs and activities funded through the CCFP also support the accomplishment of this goal.</p> <p><u>Specific Objectives:</u></p> <p>1.1 Promote healthy, positive child and youth development through a community support system that meets the diverse needs of all children and provides positive alternatives that help in the prevention of gang activity.</p> <p>1.2 Identify gaps and develop strategies to meet critical current and emerging service needs in the community.</p> <p>1.3 Encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence for individuals and families.</p> |

|   |                         |   |
|---|-------------------------|---|
|   |                         | <p>1.4 Promote a human service system that ensures residents are able to meet basic and emergency human needs, that emphasizes prevention and early intervention to minimize crises and that preserves individual and family stability.</p> <p>1.5 Encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services as needed.</p>   |
| 6 | <b>Goal Name</b>        | Poverty Reduction/Self Sufficiency  |
|   | <b>Goal Description</b> | <p><b><i>Reduce poverty and foster self-sufficiency by using public and private resources to provide essential training and support services, and by encouraging employment opportunities and development of business</i></b></p> <p>The county will strengthen self-sufficiency for program participants via a variety of means, including programs and activities funded through the CCFP. Consistent with the FCRHA’s Moving to Work/THRIVE program, particular emphasis will be placed on promoting self-sufficiency activities for those participating in the various affordable housing programs operated by the FCRHA and Fairfax County.</p> <p><u>Specific Objectives:</u></p> <p>2.1 Strengthen current job skill training and employment programs to prepare potential workers for better job opportunities and strengthen communication and partnerships with employers to remove barriers and to improve access to and increase the number of job placements in better employment, especially for families with low income.</p> <p>2.2 Promote training and educational opportunities for workers to gain skills necessary for jobs that provide wages for individuals and families to be self-sufficient and that support family stability.</p> <p>2.3 Strengthen the provision and flexibility of supportive services for individuals to begin new jobs or continue in existing jobs by ensuring they have access to affordable child care, disabled adult and elderly care, transportation, English as a Second Language programs and/or other needed support.</p> <p>2.4 Support community efforts in the development and assistance to micro-enterprises and small businesses to reduce small business failures and to retain and create more jobs.</p> <p>2.5 Ensure that the commercial revitalization program serves as a resource to achieve a portion of these objectives.</p> <p>2.6 Implement Fairfax County’s Strategic Plan to Facilitate Economic Success, which has an overall focus on maintaining, diversifying, and enhancing the county’s strong and vital community in order to sustain and foster economic prosperity.</p> |

|   |                         |  |
|---|-------------------------|--|
| 7 | <b>Goal Name</b>        | Reinvestment   |
|   | <b>Goal Description</b> | <p><b><i>In commercial and residential areas that are vulnerable to instability, facilitate reinvestment, encourage business development, promote public and private investment and reinvestment, preserve affordable housing and prevent or eliminate the negative effects of disinvestment</i></b></p> <p>The county will continue to implement the Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals – people, places, employment and governance. In terms of places, Fairfax County will focus on infrastructure, mobility, redevelopment and fostering the retail industrial and other emerging uses.</p> <p><u>Specific Objectives:</u></p> <p>3.1 Develop strategies of prevention and early intervention in communities in danger of deterioration to reduce the need for greater community investment and improvements in the future.</p> <p>3.2 Review existing plans for Conservation Areas, Redevelopment Areas, residential Revitalization Areas, Commercial Revitalization Districts, and Commercial Revitalization Areas to promote a comprehensive and coordinated approach to meeting community development needs while maintaining the affordable housing stock and the unique character of each community.</p> <p>3.3 Build on community strengths and involve the residents in decision making on needs, priorities, plans, improvements, and solutions to community concerns, in cooperation with the county's Department of Code Compliance.</p> |
| 8 | <b>Goal Name</b>        | Community Input  |
|   | <b>Goal Description</b> | <p><b><i>Ensure broad community input throughout the development and implementation of the Consolidated Plan, build public/private partnerships to implement the Plan, and monitor and evaluate the goals, strategies and program outcomes</i></b></p> <p><u>Overarching Objective:</u> The county will implement the Citizen Participation Plan and monitor and evaluate the effectiveness of community outreach and education on community needs, plans and priorities, funded programs and results, and the effectiveness of the citizen participation process under the Consolidated Plan.</p>   |

Table 6 – Goal Descriptions

## AP-35 Projects – 91.220(d)

### Introduction

All Federal Funds and any subsequent leveraging of local and private resources for FY 2020 will be invested in the following seventeen projects. Project #7- Targeted Public Services also receives an allocation of local general and CSBG funds totaling approximately \$12.5 million.

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

**Table 7 – Project Information**

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

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

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

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

This FY 2020 One-Year Action Plan reflects the overarching goals of the Housing Blueprint and is the product of the input gathered through the process of bringing together county officials and staff, representatives from the nonprofit and for-profit development sectors, and the citizens of Fairfax County, supplemented by data compiled from local sources, HUD and the U.S. Census Bureau. To accomplish these goals, Fairfax County will draw upon the community and private sector to leverage resources through partnerships. The county will complete projects already in the pipeline as well as embark on new initiatives.

As reflected in the Housing Blueprint, the philosophy driving the priority needs in the Consolidated Plan is that affordable housing is a continuum ranging from the needs of residents who are experiencing homelessness to first-time home buyers. Included in this range are the diverse housing needs of hard-working, but low paid families, senior citizens, persons with physical or mental disabilities, and the workforce across Fairfax County. This FY 2020 One-Year Action Plan is for the fifth year of the county's Consolidated Plan for FY 2016-2020 and will continue as established in FY 2016.

The main obstacle facing the county continues to be the affordable housing gap for residents who are low- and moderate-income. The bulk of all proposed projects endeavor to combat the shortage of affordable housing in the county.

# Projects

## AP-38 Projects Summary

### Project Summary Information

Table 8 – Project Summary

|          |  |   |
|----------|--|---|
| <b>1</b> | <b>Project Name</b>  | Section 108 Loan Payments   |
|          | <b>Target Area</b>   | Countywide  |
|          | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families<br>Reinvestment   |
|          | <b>Needs Addressed</b>   | Affordable Rental Housing<br>Community Services   |
|          | <b>Funding</b>   | CDBG: \$1,091,089   |
|          | <b>Description</b>   | The funding will be used to make annual payments on four loans under Section 108 of the Housing and Community Development Act of 1974, as amended. Loan proceeds have been used by the FCRHA for affordable housing development and preservation; reconstruction of Washington Plaza in Reston and Olley Glen; and road and storm drainage improvements in five Conservation Areas (Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor). The loan applications were approved by the Board of Supervisors, who pledged future CDBG funds for the payment of annual interest and principal premiums due on the notes. |
|          | <b>Target Date</b>   | 6/30/2020   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | All beneficiary data related to each of the projects was reported in the CAPER for the year in which the project was completed.   |
|          | <b>Location Description</b>  | Not applicable.   |
|          | <b>Planned Activities</b>  | Matrix Code- 19F Planned Repayments of Section 108 Loans<br>Matrix Code- 24A Payment of Interest on Section 108 Loans   |
| <b>2</b> | <b>Project Name</b>  | Fair Housing  |
|          | <b>Target Area</b>   | Countywide  |

|  |   |
|--|---|
| <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families<br>Workforce Housing<br>Human Service System<br>Poverty Reduction/Self Sufficiency<br>Reinvestment<br>Community Input   |
| <b>Needs Addressed</b>   | Community Services<br>Administration and Planning   |
| <b>Funding</b>   | CDBG: \$182,543<br>HOME: \$33,649   |
| <b>Description</b>   | The funding will be used by the Fairfax County Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, to conduct fair housing outreach and education activities, and to investigate fair housing complaints. In addition, funds will be used in FY 2020 for activities that affirmatively further fair housing for FCRHA clients and tenants. |
| <b>Target Date</b>   | 6/30/2020   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | General fair housing outreach and education will be made available to all county residents, businesses and organizations. Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2020.   |
| <b>Location Description</b>  | Not applicable.   |
| <b>Planned Activities</b>  | Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)   |

|          |  |   |
|----------|--|---|
| <b>3</b> | <b>Project Name</b>  | Planning  |
|          | <b>Target Area</b>   | Countywide  |
|          | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families<br>Workforce Housing<br>Human Service System<br>Poverty Reduction/Self Sufficiency<br>Reinvestment<br>Community Input   |
|          | <b>Needs Addressed</b>   | Administration and Planning   |
|          | <b>Funding</b>   | CDBG: \$234,831   |
|          | <b>Description</b>   | The funding will continue to be used to support the planning and implementation of the county's housing and community development programs. The funding of this project is required to meet CDBG and HOME regulations and local procedures, prepare and process the county's Consolidated Plan and related citizen participation and public input processes, prepare community plans, and implement housing and community development programs, as well as identify and pursue funding sources to match and leverage entitlement funding. Planning will include FCRHA activities to affirmatively further fair housing. |
|          | <b>Target Date</b>   | 6/30/2020   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Planning is a required administrative function of the CDBG entitlement that is not limited to a specific number and type of beneficiaries.  |
|          | <b>Location Description</b>  | Not applicable.   |
|          | <b>Planned Activities</b>  | Matrix Code- 20 Planning  |

|          |  |   |
|----------|--|---|
| <b>4</b> | <b>Project Name</b>  | General Administration  |
|          | <b>Target Area</b>   | Countywide  |
|          | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families<br>Workforce Housing<br>Human Service System<br>Poverty Reduction/Self Sufficiency<br>Reinvestment<br>Community Input   |
|          | <b>Needs Addressed</b>   | Administration and Planning   |
|          | <b>Funding</b>   | CDBG: \$704,493   |
|          | <b>Description</b>   | Funding for the general administration of the county's CDBG and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the Consolidated Community Funding Pool, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and professional support to the CCFAC and various citizen participation processes. General Administration will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits plus related operating costs. |
|          | <b>Target Date</b>   | 6/30/2020   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The required administrative function of the CDBG entitlement is not limited to a specific number and type of beneficiaries.   |
|          | <b>Location Description</b>  | Not applicable.   |
|          | <b>Planned Activities</b>  | Matrix Code- 21A General Program Administration   |

|   |  |  |
|---|--|--|
| 5 | <b>Project Name</b>  | HOME Administration  |
|   | <b>Target Area</b>   | Countywide   |
|   | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families  |
|   | <b>Needs Addressed</b>   | Administration and Planning  |
|   | <b>Funding</b>   | HOME: \$160,420  |
|   | <b>Description</b>   | The HOME funds allocated to this project will be used to support the operation of the HOME Program and the projects receiving HOME funding. The funding will be used to support salaries and fringe benefits, plus related operating and equipment costs and eligible preliminary costs related to the planning and design of housing development projects by the FCRHA. |
|   | <b>Target Date</b>   | 6/30/2020  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Planning is a required administrative function of the HOME entitlement that is not limited to a specific number and type of beneficiaries.   |
|   | <b>Location Description</b>  | Not applicable.  |
|   | <b>Planned Activities</b>  | See description.   |
| 6 | <b>Project Name</b>  | Affordable Housing Fund (CCFP)   |
|   | <b>Target Area</b>   | Countywide   |
|   | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families  |
|   | <b>Needs Addressed</b>   | Homelessness Prevention and Rapid Re-Housing<br>Affordable Rental Housing  |
|   | <b>Funding</b>   | CDBG: \$590,900  |

|          |  |   |
|----------|--|---|
|          | <b>Description</b>   | The funding will be allocated to the CCFP to fund affordable housing programs and activities by eligible nonprofit corporations or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax) for the provision, development and preservation of affordable housing in accordance with CDBG eligibility criteria and the CCFP priorities adopted by the Board of Supervisors. The funding for specific programs and activities is subject to appropriations by the Board of Supervisors. |
|          | <b>Target Date</b>   | 6/30/2020   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The numbers of families and individuals assisted will vary depending on specific programs and activities. It is anticipated that a minimum of six housing units will be acquired and/or rehabilitated as a direct result of the planned funding. Beneficiary demographics will be tracked as programs and activities are completed and will be reported in the CAPER for FY 2020.   |
|          | <b>Location Description</b>  | To be determined.   |
|          | <b>Planned Activities</b>  | Matrix Code- 14G Rehab: Acquisition   |
| <b>7</b> | <b>Project Name</b>  | Targeted Public Services (CCFP)   |
|          | <b>Target Area</b>   | Countywide  |
|          | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families<br>Human Service System<br>Poverty Reduction/Self Sufficiency<br>Reinvestment<br>Community Input  |
|          | <b>Needs Addressed</b>   | Homelessness Prevention and Rapid Re-Housing<br>Affordable Rental Housing<br>Homeownership Access and Rehabilitation<br>Community Services  |
|          | <b>Funding</b>   | CDBG: \$841,400   |

|          |  |   |
|----------|--|---|
|          | <b>Description</b>   | The amount of funding to be allocated to the CCFP for Targeted Public Services will be 15 percent of the CDBG award. The funds will be awarded through the CCFP to eligible nonprofit corporations for the delivery of public services in accordance with CDBG eligibility criteria and the CCFP priorities adopted by the Board of Supervisors. Funding for specific programs and activities will be subject to appropriations by the Board of Supervisors.  |
|          | <b>Target Date</b>   | 6/30/2020   |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The number of families and individuals assisted will vary. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2020.   |
|          | <b>Location Description</b>  | To be determined.   |
|          | <b>Planned Activities</b>  | Funding allocated to the CCFP for Targeted Public Services will be used to support programs to be provided in FY 2020. Programs typically provide a variety of services aimed at promoting stability and self-sufficiency, preventing homelessness and/or meeting basic needs, including case management, training in life skills, employment, financial management, ESOL and limited direct financial assistance and in-kind donations. Applications for CCFP funding in FY 2020 were submitted in December 2017. Distribution of the funding awards will begin in July 2019, as funds become available. |
| <b>8</b> | <b>Project Name</b>  | Home Repair for the Elderly & Community Rehabilitation Programs   |
|          | <b>Target Area</b>   | Countywide  |
|          | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families<br>Human Service System<br>Poverty Reduction/Self Sufficiency   |
|          | <b>Needs Addressed</b>   | Homeownership Access and Rehabilitation   |
|          | <b>Funding</b>   | CDBG: \$415,128   |

|   |  |  |
|---|--|--|
|   | <b>Description</b>   | <p>As in past fiscal years, funding of the Home Repair for the Elderly Program (HREP) provides minor repairs at no cost to the homeowner for an estimated 100 homes of eligible low-income seniors or persons with disabilities. The HREP provides up to one week of labor and \$500 in material expenses by the HREP crew. Proposed funding provides for salaries and fringe benefits, plus related operating and equipment costs. These funds are supplemented by county funds generated from payments on loans through the Home Improvement Loan Program for the costs of outside contracting and materials.</p> <p>Funding also will be used to support the provision of technical assistance, training and referral services through the Community Rehabilitation Program for the preservation of affordable single and multi-family housing units in the Town of Herndon. The services will be provided to assist in renovations needed to comply with local codes, to install accessibility features and/or correct other deficiencies necessary to preserve the housing and/or to prevent the occupants from experiencing homelessness.</p> <p>Uncapped Low and Moderate Income Summary Data (LMISD) for Exception CDBG grantees, as provided by HUD, will be used to determine the eligible benefit areas in Herndon.</p> |
|   | <b>Target Date</b>   | 6/30/2020  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 100 elderly households are expected to be served by the Home Repair for the Elderly Program. The numbers of families and individuals assisted through the Community Rehabilitation Program will vary depending on the requests for assistances and the specific activities. All program beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2020.   |
|   | <b>Location Description</b>  | To be determined.  |
|   | <b>Planned Activities</b>  | Matrix Codes- 14A Rehab: Single-Unit Residential; 14B Rehab: Multi-Unit Residential; 14h Rehabilitation Administration.  |
| 9 | <b>Project Name</b>  | Tenant Based Rental Assistance   |
|   | <b>Target Area</b>   | Countywide   |
|   | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families  |
|   | <b>Needs Addressed</b>   | Homeless Prevention and Rapid Re-Housing<br>Affordable Rental Housing  |
|   | <b>Funding</b>   | HOME: \$628,430  |

|           |  |  |
|-----------|--|--|
|           | <b>Description</b>   | The funding will be used to provide rental assistance to prevent families/individuals from becoming homeless, help families/individuals experiencing homelessness obtain permanent housing, support stable housing for persons with special needs, respond to reasonable accommodation requests, and subsidize units for clients of the Progress Center (See AP-85). |
|           | <b>Target Date</b>   | 6/30/2020  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Approximately 50 families or individuals are expected to receive TBRA vouchers. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2020.   |
|           | <b>Location Description</b>  | To be determined   |
|           | <b>Planned Activities</b>  | Provision of TBRA vouchers   |
| <b>10</b> | <b>Project Name</b>  | FCRHA Properties – Rehabilitation and/or Acquisition   |
|           | <b>Target Area</b>   | Countywide   |
|           | <b>Goals Supported</b>   | Special Needs<br>Working Families<br>Workforce Housing   |
|           | <b>Needs Addressed</b>   | Affordable Rental Housing  |
|           | <b>Funding</b>   | CDBG: \$400,000  |
|           | <b>Description</b>   | Funding will be used to rehabilitate FCRHA residential properties to maintain safety and quality of life. A portion of the funding also may be used to purchase Affordable Dwelling Units or other properties for rental.  |
|           | <b>Target Date</b>   | 6/30/2020  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The number of families and individuals who will benefit from the activities will be determined by the projects. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2020.   |
|           | <b>Location Description</b>  | To be determined   |
|           | <b>Planned Activities</b>  | Matrix Code-14D Rehab: Other Public-Owned Residential Buildings  |
| <b>11</b> | <b>Project Name</b>  | Homeownership Program  |
|           | <b>Target Area</b>   | Countywide   |

|    |  |   |
|----|--|---|
|    | <b>Goals Supported</b>   | Working Families<br>Workforce Housing   |
|    | <b>Needs Addressed</b>   | Homeownership Access and Rehabilitation   |
|    | <b>Funding</b>   | CDBG: \$607,851   |
|    | <b>Description</b>   | The funding will be used to pay salaries and fringe benefits to support positions involved in homeownership activities related to the First-Time Homebuyer Program. Duties include application intake/data entry, waiting list maintenance, application processing, applicant eligibility certification, marketing new and resale units, conducting lotteries for purchase applicants, establishing resale prices, monitoring second trust loans, conducting required annual occupancy certifications, dissemination of program information, providing educational programs and/or counseling for applicants/homeowners, and, when available, providing financial assistance to homebuyers. Uncapped income limits, as provided by HUD, will be used to qualify household eligibility for homebuyer assistance. |
|    | <b>Target Date</b>   | 6/30/20120  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | This program is expected to benefit approximately 50 families who are currently housed but not on the certified eligible applicant waiting list and approximately 200-250 families who are on the waiting list. Approximately 6,000 additional families will be served through orientations and other marketing activities. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2020.  |
|    | <b>Location Description</b>  | To be determined.   |
|    | <b>Planned Activities</b>  | Matrix Code- 13A Housing Counseling for Homeownership Assistance; 13B Direct Homeownership, excluding Housing Counseling.   |
| 12 | <b>Project Name</b>  | CHDO Set-Aside  |
|    | <b>Target Area</b>   | Countywide  |
|    | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families<br>Workforce Housing  |
|    | <b>Needs Addressed</b>   | Affordable Rental Housing<br>Homeownership Access and Rehabilitation  |
|    | <b>Funding</b>   | HOME: \$291,104   |

|           |  |   |
|-----------|--|---|
|           | <b>Description</b>   | CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or develop additional affordable housing units for homebuyers and renters.   |
|           | <b>Target Date</b>   | 6/30/2020   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | This project is expected to serve one family at or below 50 percent AMI. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2020.   |
|           | <b>Location Description</b>  | To be determined based on applications.   |
|           | <b>Planned Activities</b>  | Typical CHDO projects in the past have included the acquisition and rehabilitation of housing units for use as affordable rental housing for persons with income at or below 50 percent AMI.  |
| <b>13</b> | <b>Project Name</b>  | Special Needs Housing   |
|           | <b>Target Area</b>   | Countywide  |
|           | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families   |
|           | <b>Needs Addressed</b>   | Homelessness Prevention and Rapid Re-Housing<br>Affordable Rental Housing   |
|           | <b>Funding</b>   | HOME: \$466,610   |
|           | <b>Description</b>   | Homelessness Prevention and Rapid Re-Housing<br>Affordable Rental Housing   |
|           | <b>Target Date</b>   | 6/30/2020   |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | All of the funding will be used to support the development, preservation, acquisition, modification and rehabilitation of housing and facilities to serve persons with special needs, as defined by the Housing Blueprint including persons who are experiencing homelessness, have disabilities, are 62 years or older, are large families with severely limited housing options, are severely rent burdened or are victims of domestic violence. All of the funding is earmarked to be included in the FY 2020 CDBG/HOME Affordable Housing Request for Proposals (See Project 15). |
|           | <b>Location Description</b>  | To be determined.   |

|           |  |  |
|-----------|--|--|
|           | <b>Planned Activities</b>  | Typical projects include renovations, upgrades and/or repairs to remove architectural barriers that restrict mobility and accessibility, install HVACs and water heater, and/or replace pipes and lighting to preserve and maintain long-term safe affordable housing residents with special needs.  |
| <b>14</b> | <b>Project Name</b>  | Emergency Solutions Grant  |
|           | <b>Target Area</b>   | Countywide   |
|           | <b>Goals Supported</b>   | Homelessness   |
|           | <b>Needs Addressed</b>   | Homelessness Prevention and Rapid Re-Housing   |
|           | <b>Funding</b>   | ESG: \$473,009   |
|           | <b>Description</b>   | Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to fund activities that have an emphasis on preventing homelessness and rapidly re-housing people experiencing homelessness.  |
|           | <b>Target Date</b>   | 6/30/2020  |
|           | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | More than 2,000 individuals are estimated to benefit from the ESG funded programs in FY 2020. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2020.   |
|           | <b>Location Description</b>  | To be determined.  |
|           | <b>Planned Activities</b>  | The ESG funds will be used to support homelessness prevention and rapid rehousing assistance to persons who are at-risk of homelessness and those experiencing homelessness. The funded activities will provide housing relocation and stabilization services, as well as short-to medium-term rental assistance to help program participants regain stability in current permanent housing or move into other more suitable permanent housing in order to achieve stability. Services also will include case management for housing stability, housing search and placements, and financial assistance for rental application fees, security deposits, last month's rents, utility deposits and payments, and moving costs. |

|    |  |  |
|----|--|--|
| 15 | <b>Project Name</b>  | CDBG/HOME Affordable Housing Request For Proposals   |
|    | <b>Target Area</b>   | Countywide   |
|    | <b>Goals Supported</b>   | Homelessness<br>Special Needs<br>Working Families<br>Workforce Housing   |
|    | <b>Needs Addressed</b>   | Homelessness Prevention and Rapid Re-Housing<br>Affordable Rental Housing<br>Homeownership Access and Rehabilitation   |
|    | <b>Funding</b>   | CDBG: \$885,121<br>HOME: \$731,363   |
|    | <b>Description</b>   | The FY 2020 CDBG/HOME Affordable Housing Request for Proposals (RFP) will be used to fund the acquisition, preservation and/or rehabilitation of existing affordable housing units, and the development of additional affordable housing units for income eligible homebuyers and renters. The notice of funding availability will coincide with the availability of the CHDO funding for FY 2020.   |
|    | <b>Target Date</b>   | 6/30/2020  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | <p>The number and type of beneficiaries will be determined based on the activities completed by the non-profit recipients of the RFP funding. In the most recent past RFPs, scoring preference typically has been given to proposed activities that included the acquisition and/or preservation of units to be used as affordable housing that can be completed in an expedited manner and that met criteria specified in the RFP, such as:</p> <ul style="list-style-type: none"> <li>• Incorporated Fairfax County's Consolidated Plan and Housing Blueprint goals;</li> <li>• Resulted in affordable housing that is accessible to persons with disabilities;</li> <li>• Served households with extremely low incomes (at or below 30 percent AMI);</li> <li>• Provided housing for families or individuals who are experiencing homelessness or who are at-risk of homelessness;</li> <li>• Provided housing for persons who are 62 and above;</li> <li>• Provided housing for youth transitioning out of foster care; or</li> <li>• Provided beneficiaries with direct access to public transportation and/or community retail centers and/or supportive services.</li> </ul> <p>Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2020.</p> |
|    | <b>Location Description</b>  | To be determined.  |

|  |   |   |
|--|---|---|
|  | <b>Planned Activities</b>   | Typical projects funded through past RFPs have included the acquisitions and rehabilitation of housing units to be used to provide affordable rental housing for persons with income at or below 50 percent AMI.  |
| 16   | <b>Project Name</b>   | North Hill  |
|  | <b>Target Area</b>  | North Hill area in Mount Vernon District  |
|  | <b>Goals Supported</b>  | Working Families<br>Workforce Housing<br>Reinvestment   |
|  | <b>Needs Addressed</b>  | Affordable Rental Housing<br>Community Services   |
|  | <b>Funding</b>  | CDBG: \$620,213   |
|  | <b>Description</b>  | <p>The funding will support pre-development costs associated with the following projects:</p> <p>North Hill Affordable Multifamily Development: Under this FCRHA activity, funding will support infrastructure work, including earth work, erosion and sediment control, utility installation, road improvements, storm water management, site improvements, removal of marine clay soils, and building of needed retaining walls.</p> <p>North Hill Community Park: Under this FCRHA activity, approximately \$1.5 million will be made available for the initial phase of the development of the community park. When completed, the park will be available for the residents of the new development as well as for existing residents of Woodley Hills Estates. The scope of work for this initial phase includes demolition, removal and disposal of existing improvements; treatment of invasive plants; site grading; and restoration and seeding of disturbed areas.</p> |
|  | <b>Target Date</b>  | 6/30/2020   |
| <b>Estimate the number and type of families that will benefit from the proposed activities</b> | <p><u>North Hill Affordable Multifamily Rental Housing Development</u>: 278 low-moderate income families</p> <p><u>North Hill Community Park</u>: Approximately 3,260 persons, including approximately 1,450 low-moderate income persons.</p> <p>Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2020.</p> |   |

|  |                             |  |
|--|-----------------------------|--|
|  | <b>Location Description</b> | The North Hill Project is located on approximately 33 acres in the Mount Vernon District, which is within U.S. Census Tract (CT) 415401 Block Group (BG) 3. The community park will serve persons from CT 415401 BG 3, as well as from neighboring CT 415401 BG 2. |
|  | <b>Planned Activities</b>   | Development of affordable multifamily rental housing and a community park.   |

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

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

### **Geographic Distribution**

| <b>Target Area</b> | <b>Percentage of Funds</b> |
|--------------------|----------------------------|
| Countywide         | 100                        |

**Table 7 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Not applicable

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

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

| <b><i>One Year Goals for the Number of Households to be Supported</i></b> |              |
|---|--------------|
| <i>Homeless</i>   | <i>182</i>   |
| <i>Non-Homeless</i>   | <i>1,093</i> |
| <i>Special-Needs</i>  | <i>338</i>   |
| <i>Total</i>  | <i>1,613</i> |

**Table 8 - One Year Goals for Affordable Housing by Support Requirement**

| <b><i>One Year Goals for the Number of Households Supported Through</i></b> |              |
|---|--------------|
| <i>Rental Assistance</i>  | <i>961</i>   |
| <i>The Production of New Units</i>  | <i>498</i>   |
| <i>Rehab of Existing Units</i>  | <i>140</i>   |
| <i>Acquisition of Existing Units</i>  | <i>79</i>    |
| <i>Total</i>  | <i>1,709</i> |

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

## **AP-60 Public Housing – 91.220(h)**

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

The current Fairfax County Moving to Work Plan highlights planned capital fund expenditures for FCRP-PBV properties in FY 2020. The variety of need is portrayed through the different repairs and the estimated costs at the following FCRP-PBV properties:

The Atrium – replace 50 Gallon electric water heater, replace refrigerators and replace electrical panels at an estimated cost of \$94,883.

Reston Town Center – exterior painting, replace gas fired water heaters, kitchen cabinets, countertops and sinks, range hoods, ranges, bath floor covering, bath vanities and hard surface flooring at an estimated cost of \$110,820.

Barros Circle – replace parking and driveways, playground equipment, kitchen cabinets, countertops, sinks, bath vanities at an estimated cost of \$276,805.

Ragan Oaks – replace HVAC Common Area Cooling, apartment condensing units, kitchen cabinets, countertops, sinks, floor coverings, range hoods, ranges, refrigerators, bath floor coverings, bath accessories, tub/shower surround at an estimated cost of \$458,526

Greenwood – replace wood entrance columns, HVAC in-unit heating, programmable thermostats, bath floor coverings, bath accessories, interior carpet at an estimated cost of \$396,905.

Kingsley Park – replace ranges and refrigerators at an estimated cost of \$95,364.

Rosedale Manor – replace interior carpet at an estimated cost of \$10,659.

Old Mill Gardens – replace parking and driveways, HVAC in-unit heating, apartment condensing units, kitchen cabinets, countertops, sinks, ranges, bath floor coverings, bath vanities, tub/shower surround, hard surface flooring at an estimated cost of \$100,784.

West Ford I, II III – replace parking and driveways and electric water heaters at an estimated cost of \$25,479.

Tavenner Lane – replace common area water heaters, HVAC in-unit heating, ranges and bath vanities at an estimated cost of \$59,801.

The Green – replace wood fencing, domestic hot water in 2-bedroom units, apartment condensing units, common area carpet, bath vanities at an estimated cost of \$182,059.

Total planned capital funding expenditures for FY 2020 on FCRP-PBV units is \$1,812,085.

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

The FCRHA coordinates a Resident Advisory Council (RAC), consisting of RAD and HCV participants. The RAC meets approximately 10 times per year to provide advice to the FCRHA concerning the

management of the RAD and HCV programs. The RAC also provides advice on the annual FCRHA MTW Plan.

As a part of the THRIVE initiative, DHCD Homeownership and Relocation Services Division (Homeownership) staff conduct outreach to the tenants of formerly Public Housing and other FCRHA owned housing to inform them about the FCRHA First-Time Homebuyers (FTHB) Program. FTHB units are made available through the Fairfax County Affordable Dwelling Unit Ordinance, Fairfax County Workforce Dwelling Unit (WDU) policies, and developer proffers. The first for-sale WDUs became available in 2018. FTHB units are sold at prices below market rate, which allows low- and moderate-income families to become homeowners in a market with otherwise extremely high market-rate housing costs. Most FTHB units are priced at 70 percent AMI, while WDUs are priced from 60 percent AMI to 120 percent AMI, depending on the developer proffer. FCRHA tenants can earn up to 100 percent AMI. FCRHA tenants who purchase through the FTHB Program are frequently able to move from affordable homeownership to market rate homes.

Since the conversion of PH funding to RAD, each resident of former PH units has been provided with an HCV subsidy which can be used to help purchase a home. Homeownership staff conduct monthly outreach to inform interested FCRHA tenants about the FTHB Program and available units. Homeownership staff counsel FCRHA tenants about the home purchase process to facilitate their successful homeownership. Staff also provide counseling to help households with poor credit or limited financial resources understand the mortgage underwriting process and how to meet FTHB program requirements.

Participants in the Family Self-Sufficiency (FSS) program are also encouraged to participate in the FTHB Program in order to educate themselves on homeownership opportunities post-graduation. A standard component of the FSS case management includes attending a FTHB orientation. Additionally, participants are required to set and achieve goals towards economic self-sufficiency, including completing financial literacy courses, budgeting, establishing savings, paying down debts and increasing credit scores. Completing these steps, along with the benefits of accessing escrow upon program completion, place graduates in a unique position to pursue homeownership opportunities.

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

Not applicable.

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

### **Introduction**

Fairfax County is committed to the goal of ending homelessness as established by the 2018 “Home, Together: Federal Strategic Plan to Prevent and End Homelessness.” This commitment is reflected in the Fairfax County Board of Supervisors’ adoption of the local Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community. A copy of the draft Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section. The county’s strategies are to prevent homelessness due to economic crisis and disability; preserve and increase the supply of affordable housing to prevent and end homelessness; deliver appropriate support services to obtain and maintain stable housing; and create a management system for plan implementation with the collaboration of the public and private sectors that ensures adequate financial resources and accountability. Federal housing programs, such as the Continuum of Care Program and the Emergency Solutions Grant, are essential resources for local efforts. Therefore Fairfax County strives to utilize these resources in the most effective and efficient way possible.

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

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

In FY 2020, the COC will use a newly created ‘by-name-list’ of every individual who is experiencing unsheltered homelessness in Fairfax County to better coordinate the work of outreach teams and increase the number and percentage of unsheltered individuals being permanently housed. The ‘by-name-list’ includes information that identifies the individuals, when they were first engaged, their chronic homelessness and veteran status, and their referral milestones on the path to emergency shelter and permanent housing. The outreach teams and the OPEH staff will meet monthly to discuss each person on the list and identify the steps necessary for each to obtain housing.

In FY 2020, the CoC also will test, evaluate and make improvements to its new Coordinated Entry system designed and implemented to provide fair and equal access to homeless assistance programs, to standardized client assessments across the community, to ensure that clients are prioritized and referred to the programs that best fit their needs, and to establish a system of service provider accountability for implementation of the new system. The assessment tools to be used in the new Coordinated Entry system to determine client eligibility and prioritization for housing programs, such as the Vulnerability Index – Service Prioritization and Decision Assistance Tool (VI-SPDAT), will be re-evaluated and improved as necessary to ensure that the needs of the clients are understood and the appropriate interventions are applied as quickly as possible. The Homeless Management Information

System (HMIS) will continue to be an important tool in coordinating the flow of individuals and families through the homeless system.

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

In FY 2020, the CoC will open the first facility to be funded under a Human Services bond approved by the Board of Supervisors in FY 2017, to renovate or replace four homeless shelters. The bond funding will be used to make the repairs and enhancements necessary to ensure that each of the four facilities are safe and suitable, and that each will continue to meet the emergency shelter needs of clients in the future. Each shelter will include emergency beds and be co-located with permanent supportive housing units that will provide housing opportunities for people experiencing homelessness. The new Bailey's Crossroads Shelter and Supportive Housing will be opened, which will include four Medical Respite Program shelter beds and 18 units of permanent supportive housing.

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

The COC staff will continue to seek new resources and invest in permanent housing opportunities for people experiencing homelessness. Since the adoption of the Ten-Year Plan, investments in permanent housing have proven effective in reducing the number of people experiencing homelessness. If awarded, the new FY 2020 CoC-bonus grant money, requested in the FY 2019 CoC collaborative application, will be used to provide rapid rehousing for survivors of domestic violence and single adults.

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

Homelessness prevention remains a priority for the Fairfax CoC. Significant federal, state and local government resources are committed to homelessness prevention and shelter diversion in the form of direct financial and rental assistance, as well as community case management and housing location. These activities will be continued in FY 2020. The Fairfax CoC also will continue developing its new Coordinated Entry system to find better ways to help people avoid becoming homeless as they exit publicly funded institutions and systems of care. The prioritization of homelessness prevention

assistance and shelter beds is a subject that will be explored with other Fairfax County departments. “Diversion First” is one of the initiatives being implemented to reduce the number of persons with serious mental illness who are incarcerated in the Fairfax County jail. One goal of the initiative is to have individuals with serious mental illness diverted to mental health treatment, when possible, rather than be incarcerated when they encounter law enforcement officers. The Fairfax CoC also will continue working with the Fairfax-Falls Church Community Services Board (CSB) as a part of the Diversion First initiative to explore ways to provide housing for individuals with disabilities who experience homelessness. The analysis of the records of 125 CSB adult clients revealed that clients who were experiencing homelessness were five times more likely than clients who were not experiencing homelessness to be incarcerated within 12 months of receiving CSB services.

The FCRHA also participates in the Statewide Rental Assistance Program (SRAP), which provides financial assistance for participants with intellectual and/or other developmental disabilities to rent privately-owned housing units. The Virginia Department of Behavioral Health and Developmental Services in partnership with the FCRHA and DHCD administer this state-funded rental subsidy program for Fairfax County, and for the City of Fairfax, and the Towns of Herndon, Vienna and Clifton. SRAP is administered in coordination with disability support services provided through Virginia Medicaid Waiver programs. There were 47 families receiving assistance through the SRAP program at the end of FY 2018. The state provided renewal funding for FY 2019.

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

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

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

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

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

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

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

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

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

### **Introduction**

The following describes other actions to be taken as part of this FY 2020 One-Year Action Plan.

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

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

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

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

Predicted job growth through 2032 will continue to strain the supply of new housing in Fairfax County. The challenge is to identify opportunities for increased housing development despite a decreasing supply of developable “green” land (i.e., vacant land suitable for development), as the county has

become more and more “built out”. In developing the remaining areas of green land, the county will seek to reduce development cycle times by limiting development in areas that require rezoning and the associated time-consuming processes for approval.

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

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

The county is committed to encouraging the provision of affordable housing in all parts of the county. Policies implementing this objective include:

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

Fairfax County strives to conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods. Policies implementing this objective include:

- Provide assistance to seniors with low and moderate incomes and homeowners with disabilities to stay in their homes, via the Home Repair for the Elderly and Community Rehabilitation Programs;
- Encourage redevelopment through tax abatement;
- Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods;
- Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight;
- Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs in communities where needed with as little displacement as possible

- and incorporating affordable housing units as part of all major housing rehabilitation efforts;
- Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies; and
- Facilitate the retention of existing mobile home parks which are identified in the Area Plans as appropriate for mobile home park use (the county has adopted Guidelines for Mobile Home Retention as part of the Countywide Land Use).

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

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

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

While based on data from the American Community Survey (ACS), Fairfax County has one of the highest median household incomes in the nation (estimated \$118,279 in 2017), there were an estimated 77,177 persons living below the poverty level in 2017. An estimated 6.8 percent of the population are living below poverty in Fairfax County.

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 following are goals established by CAAB:

- Review and develop new policies as they relate to low-income residents;
- Oversee the disposition of Community Service Block Grant funds, to include;
- researching and assessing community needs;
- facilitating public hearings for low-income families and individuals;
- allocating funds;
- approving programs and contracts with community organizations serving low-income persons; and

- communicating with the Board of Supervisors, other county officials, other agencies and civic groups and the low-income residents in support of the CAAB mission.

Specific programs administered by Fairfax County that help reduce the number of poverty-level families include Housing Choice Voucher, Transitional Housing, Permanent Supportive Housing, and Unification programs. The FCRHA's PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center undertakes family self-sufficiency initiatives and links FCRP-PBV program residents with resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services and participate in economic self-sufficiency programs.

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

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

The county plans the following actions:

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

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

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

There is a need for affordable housing alternatives for people with disabilities who have very low incomes, live in precarious housing situations but are not homeless, and are unable to get on housing waitlists. Finding a roommate is one of the major challenges to the progress of individuals with developmental disabilities seeking to access integrated, independent housing. The Northern Virginia Housing & Supportive Services Regional Implementation Team (NVHSSRT) recently launched "Roommate i-Match, <http://www.novahss.org/about-the-roommate-i-match-service>, a web-based tool to help increase affordable housing alternatives by making it easier to find roommates. The web-based tool begins with a brief on-line survey for the individual who is seeking a roommate. The survey questions were reviewed and revised to increase potential successful matches with applicants with respect to such areas as location and gender preferences, tobacco use, pet status, accessibility and transportation needs, rent and affordability requirements, move readiness and other characteristics. The NVHSSRT will host social activities and additional educational programs in the community as participation grows. Although Roommate i-Match was developed as a resource for individuals with developmental disabilities, it is available for use by anyone without regard to disability status.

*Strategy #3: People with mental illness and/or substance use, and individuals with disabilities who have come into contact with the criminal justice system for low level offenses and who experience housing as a barrier to overall stability and self-sufficiency will be provided with case management, supportive services and referrals for subsidized housing opportunities through the countywide Diversion First Initiative (DFI).*

The CSB operates the Diversion First Housing Project (DFHP), which is a part of the Fairfax County Diversion First Initiative. As a part of the DFHP, the CSB provides clinical and supportive services to participating clients in order to help reduce client involvement with the criminal justice system, as well as to help improve the client's opportunities to obtain stable affordable housing. There is an overarching goal for each client to obtain independence in such areas as budgeting, participating in constructive day activities, and improving personal health and wellness. The CSB currently works collaboratively with New Hope Housing, Incorporated, a non-profit provider of affordable housing in Fairfax County.

The CSB will partner with the OPEH in FY 2020, for the development and implementation of a centralized process through which clients apply for supportive housing opportunities. The centralized process is designed to ensure access by shelters, hospitals, service providers and other county agencies, as well as individual clients. Effective April 1, 2019 CSB has transitioned the application process for individual Diversion First Housing clients through its ongoing operations partnership with the Office to Prevent and End Homelessness (OPEH). Under this new process, there is one point of access and application to apply for Diversion First Housing. This process will provide enhanced efficiency for CSB

staff and clients applying for Diversion First Housing. Discussions and identification of strategies continue around better access from shelters and hospitals.

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

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

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

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

## **Program Specific Requirements**

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

#### **Introduction**

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

#### **Vision**

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

#### **Mission Statement**

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

A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. For CDBG, Fairfax County uses a three-year average to ensure compliance with the low moderate-income benefit. The three years to which this FY 2020 One-Year Action Plan is applicable are: 2018, 2019 and 2020.

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

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

Projects planned with all CDBG funds expected to be available during the year are identified in the

Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |                |
|--|----------------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 305,621        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0              |
| 3. The amount of surplus funds from urban renewal settlements  | 0              |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0              |
| 5. The amount of income from float-funded activities   | 0              |
| <b>Total Program Income:</b>   | <b>305,621</b> |

**Other CDBG Requirements**

|  |        |
|--|--------|
| 1. The amount of urgent need activities  | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this FY 2020 One-Year Action Plan. | 95.00% |

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The county has no plan or required HUD approval to utilize other forms of investment not specifically eligible under Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The county has no plan to utilize HOME funding in FY 2020 for FCRHA direct homebuyer assistance activities under 92.254.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The county has no plan to utilize HOME funding in FY 2020 for FCRHA direct homebuyer assistance activities under 92.254.

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

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

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

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

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

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

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

resource-intensive programs.

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

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

The OPEH, in consultation with DHCD, has allocated ESG program funding to Northern Virginia Family Services (NVFS), a private nonprofit organization that is contracted by the county to provide financial and rental assistance to families and individuals, along with case management and housing location services. Through this contract, NVFS provides homelessness prevention and rapid rehousing services to families and individuals throughout the community in collaboration with a group of community-based nonprofit organizations that includes Cornerstones, FACETS, Good Shepherd Housing and Family Services, New Hope Housing and Shelter House.

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

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

5. Describe performance standards for evaluating ESG.

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

goal is to increase the number of people assisted each year, reduce the length of time that services are provided, and increase the number of people exiting programs to permanent housing destinations in order to increase the effectiveness and efficiency of homeless assistance programs.

# Unique Appendices



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

SEP 13 2018

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

Dear Mr. Hill:

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

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Michael D. Rose".

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

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



# DRAFT HOUSING BLUEPRINT: AT A GLANCE – FY 2020

## GOALS

To End Homelessness in Ten Years (December 2018):  
 2,650 UNITS/OPPORTUNITIES NEEDED

To Provide Affordable Housing Options to  
 Special Needs Population

Meet the Affordable Housing Needs of  
 Low Income Working Families

To Increase Workforce  
 Housing  
 through Creative Partnerships

## NEW PROGRAM ADMISSIONS/TURNOVER

FCRHA Federal Resources: 45  
 Bridging Affordability: 58  
 Continuum of Care (turnover): 60

FCRHA - Fairfax County Rental Program (Seniors): 90  
 FCRHA Federal Resources: 81  
 Bridging Affordability:  
 • Persons with physical/sensory disabilities: 12  
 • Persons with CSB eligible disabilities: 12  
 • Households leaving domestic violence situations: 24

FCRHA – Fairfax County Rental Program: FCRHA Federal Resources: 350  
 161  
 Bridging Affordability: 58

## NEW UNITS DEVELOPED

With Federal Funding: 4

Non-Profits: Federally-Funded Group Home Beds: 12  
 State Rental Assistance Program: 10  
 Construction of new Lewinsville Senior facility (Dranesville District): 82

Non-profit Acquisitions/Federal Resources: 4

Workforce Dwelling Units (WDUs) (estimate): 300  
 Affordable Dwelling Units (ADUs) (estimate): 100

## BLUEPRINT PROJECT

New Private Partner approx. 150-unit Acquisition or Construction  
 Goal of 10 percent to serve former homeless households – 15 units  
 • Possible inclusion of Project Based Vouchers (if available)

New Private Partner approx. 150-unit Acquisition or Construction ~ \$9,700,000  
 • Goal of approximately 120 units

## FY 2020 TARGETS

182

693

400

## FY 2020 NET INCREASE

119

124

400

## ON THE HORIZON

- o Route 50/West Ox (Sully District) – Up to 30 units permanent supportive housing
- o Shelter rebuild/renovation and possible permanent supportive housing through bond referendum
- o Reevaluation of Bridging Affordability program relative to serving people coming out of homelessness and with special needs

- o Aurora Willow (Springfield District) – up to 180 senior units
- o Little River Glen (Baddock District) – up to 60 senior units
- o Domestic violence shelter expansion – South County
- o North Hill (Mount Vernon District) – 63 senior units
- o Oakwood (Lee District) – 150 senior units
- o One University (Baddock District) – 100 senior units
- o Arden project (Mount Vernon District) - (pending funding and tax-credit award) - approximately 8 units

- o North Hill (Mount Vernon District) – 216 units
- o Redevelopment of Carian FCRHA Public Housing Properties under HUD Rental Assistance Demonstration (RAD)
- o FCRHA property renovations: Wedgewood, Murreygate, Mount Vernon Gardens, RAD properties
- o One University (Baddock District) – 140 units
- o Arrowbrook (Dranesville District) – 274 units
- o Preservation of Parkwood (Mason District) – 225 units
- o Arden project (Mount Vernon District) - (pending funding and tax-credit award) - approximately 118 units

o Explore updating of Workforce Dwelling Unit policy

## CROSS-CUTTING INITIATIVES

- o Implementation of Diversion First
- o Communitywide Housing Strategic Plan, Phase 1 strategies and Phase 2 recommendations: new production goal for households earning 60% of AMI and less
- o Identify new funding opportunities for affordable housing development
- o Sustainable housing work group and report card
- o Homelessness Strategic Plan
- o Work with Building Repurposing workgroup

- o Apply for additional Family Unification Program and Veterans Affairs Supportive Housing vouchers
- o Explore increased flexibility in policies concerning serving persons graduating from permanent supportive housing
- o Explore some project-based of State Rental Assistance Program assistance

- o Consider tax exemption for developers providing housing affordable to extremely low-income households (30 percent of area median income and below)
- o Develop and implement policy for use of Tyson's housing funds
- o Identify opportunities to expand FCRHA income
- o GMU Health study
- o One Fairfax Policy

- o Continued implementation of FCRHA Moving to Work designation
- o Facilitate affordable studio development countywide
- o Health and Human Services System integration
- o Identify opportunities to expand FCRHA income



# Communitywide Housing Strategic Plan



June 2018  
A Fairfax County, Va publication

## Executive Summary:

Fairfax County is a great place to live and to do business. However, a lack of housing options is putting the County's well-being and future prosperity at risk. One in five renters in the County pay more than 50 percent of their income for housing, requiring them to make difficult choices among what necessities they are able to afford. In the next 15 years, over 18,000 new housing units will be needed for households earning less than 80 percent of the Area Median Income. These are just two examples that illustrate the need for more price-appropriate housing in Fairfax County.

Without a sufficient supply of housing—affordable to individuals and families all along the income spectrum—Fairfax County will not be able to reach its full economic development potential and remain a first-class community. The Fairfax County community has come together in recent years to develop the *Strategic Plan to Facilitate the Economic Success of Fairfax County* to support a strong economic development strategy, and the *One Fairfax Policy* to support inclusivity and shared prosperity. This **Communitywide Housing Strategic Plan** (the Plan) marks a continuation of Fairfax County's emphasis on building and maintaining a vibrant, resilient community.

The Board of Supervisors requested the Plan and it was developed by the Department of Housing and Community Development (HCD) and the Affordable Housing Advisory Committee (AHAC) to address the significant need for price-appropriate housing options for current and projected residents of Fairfax County. **Phase 1** of the Plan identifies 25 short-term strategies that can be implemented without major policy changes or significant sources of new revenue to start the process of creating more housing options for future and current County residents and workers. **Phase 2** of the plan, to be developed subsequent to Board approval of Phase 1, will include longer-term strategies for developing new tools, policies, and resources to support the production, preservation and access to housing that is affordable to all who live and work in our community.

This document accomplishes Phase 1 of this communitywide effort – 25 strategies that represent near-term, measurable action items that will have a significant impact. They are organized under four broad categories:

- **Modernizing FCRHA / HCD Administration and Processes:** making existing processes more efficient, using existing resources more innovatively, and leveraging partnerships to support the development and preservation of the continuum of affordable housing
- **Land Use and Zoning Tools:** identifying ways to use land more creatively to build partnerships and expand housing options
- **Funding Sources and Uses:** deploying existing resources more efficiently and focusing existing efforts on those most in need
- **Housing for Vulnerable Populations:** ensuring the continuum of housing options through making affordable and accessible housing options available for persons with disabilities, seniors, and extremely low-income individuals and families, including those transitioning from homelessness

These strategies are immediate steps that can be taken to address the need for more price-appropriate housing in one to two years. It is clear, however, that Phase 2 of the Plan – a long-range implementation and resource plan – will be necessary to address the 62,184 new housing units that will be needed in Fairfax County in the next 15 years. The market, alone, will not produce the necessary housing options for Fairfax County's future.

The Fairfax County Department of Housing and Community Development and the Fairfax County Affordable Housing Advisory Committee are proud to share Phase 1 of the Fairfax County Communitywide Housing Strategic Plan.

## Why a Strategic Plan for Housing?

Fairfax County is an extraordinary community with an exceptionally strong local economy and high quality of life. The median income for a household of four is \$110,300, making it one of the highest-income areas in the country. However, in a county of approximately 1.2 million people, thousands and thousands of households are living paycheck-to-paycheck due in large part to severe lack of price-appropriate housing. “Price-appropriate housing” means housing that costs 30 percent of the household’s annual gross income or less. In other words, all households in Fairfax County, regardless of income, should have a variety of housing options they can afford.

Fairfax County’s reputation as an exceptional place to live, and its position as a place where businesses want to locate and stay, is threatened by the lack of price-appropriate housing for all of its residents and workers. When everyone has access to housing that is affordable for them:



Positive outcomes are more likely for families and children, including better educational outcomes for children and better health outcomes for people of all ages<sup>1</sup>

People have better prospects for upward economic mobility and self-sufficiency



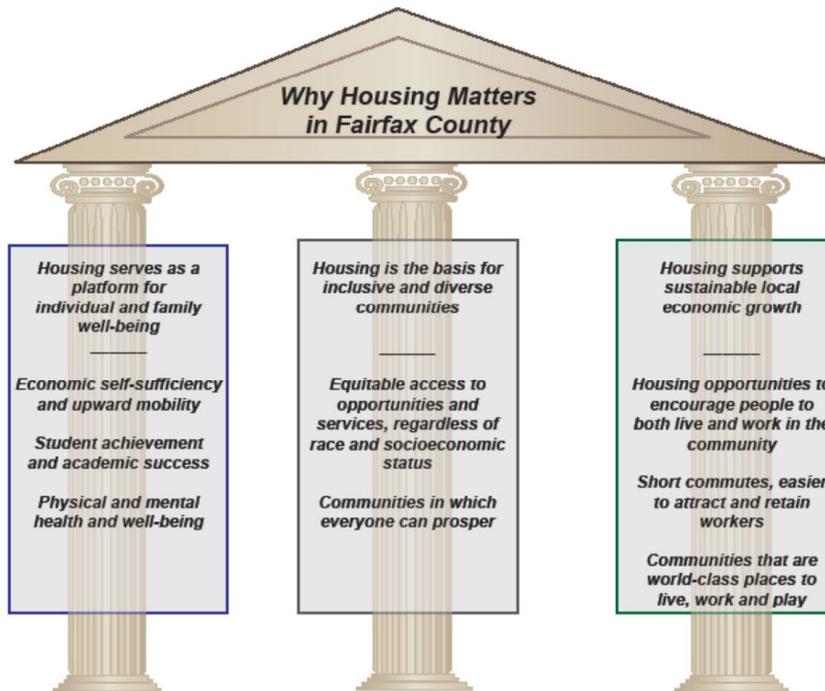
Employers can hire workers who are able to live close to where they work, and there is less congestion on our roads

Persons with disabilities have access to housing that is appropriate for their needs and the elderly are more able to age in place



Simply put, Fairfax County is at a crossroads. Wage growth is not keeping pace with the cost of and demand for housing and families, particularly those that would be considered low- or moderate-income, are falling further and further behind. The economic viability of Fairfax County is at stake, as evidenced by Fairfax County’s 2015 *Strategic Plan to Facilitate the Economic Success of Fairfax County*. Furthermore, the lack of a range of price-appropriate housing in the county hinders the full implementation of the county’s *One Fairfax* policy, which calls for equitable access to communities of high-opportunity.

<sup>1</sup>See, for example, Brennan, Maya, Lisa Sturtevant and Patrick Reed. 2014. *The Impacts of Affordable Housing on Education*. Washington DC: National Housing Conference; and Viveiros, Janet, Mindy Ault and Nabihah Maqbool. 2015. *The Impacts of Affordable Housing on Health: A Research Summary*. Washington DC: National Housing Conference.



## How Housing Supports the County's Plan for Economic Success

Housing affordability is critically important for ensuring that businesses want to locate to Fairfax County and then stay here. The Economic Success plan lays out six broad goals to maintain, diversify, and enhance the strong and vital Fairfax County community in order to sustain and grow our economic prosperity:

1. Further Diversify our Economy
2. Create Places Where People Want to Be
3. Improve Speed, Consistency and Predictability of the Development Review Process
4. Invest in Natural and Physical Infrastructure
5. Achieve Economic Success through Education and Equity
6. Increase Agility of County Government

Housing is an important element in every single goal. When advocating as a community for more price-appropriate housing, we fail to effectively communicate why it is important. We fail to discuss its value; how it is the foundational element of economic resilience and competitiveness in local communities. How it improves the local tax base and stabilizes family units. How communities benefit from public investments; ensuring that opportunities for individuals and families of all income levels are available.



The Urban Land Institute reports that more than half of the large companies with more than 100 employees cite a lack of price-appropriate housing near their business as a significant challenge; and 58 percent of the companies claim to have lost employees due to burdensome commutes. By having housing that is affordable, employees are able to live where they work and support the local economy. In addition, having a larger pool of waged workers makes for a more attractive location for businesses to relocate, which in turn, improves the commercial tax base so that local government is less reliant on residential real estate property taxes. It's all connected.



It is time we start the conversation about the economic benefits of having price-appropriate housing in our communities. It is time to start showing that it is more than housing assistance; that it is a valuable economic resource that benefits us all. Price-appropriate housing is good for the local economy, improves the local tax base, stabilizes family units, allows workers to live where they work, and provides opportunities for individuals and families of all income levels. It is not just an issue for the lower-income and underserved populations - it benefits us all.

### [How Housing Promotes Equity](#)

In addition to the connection between housing and the county's economic success, price-appropriate housing is directly connected to the success of households at the individual level. National research bears out the correlations – having homes that are affordable correlates to better mental health, less stress for our children, more economic mobility; just to name a few examples. One connection that is particularly important in Fairfax County is the one between housing and the ability to ensure equitable access to communities of opportunity.



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 our 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 a community, we can agree that where a person lives – and the associated opportunities and services present in that neighborhood – should not be a leading determinant in the health of their family. In fact, a person’s ZIP code is a stronger predictor of his or her overall health than other factors, including race and genetics. And it’s not just life expectancy – access to care, access to health information, and quality of life are all affected by where one lives. Fairfax County policymakers, as well as affordable housing developers, have an opportunity to create a comprehensive and thoughtful approach to the planning for new housing that can play a role in driving socioeconomic integration, reversing racial disparity trends, eliminating institutional or structural racism, and ensuring that outcomes and opportunities for all people in our community are no longer predicted by where a person lives.

*In fact, a person’s ZIP code is a stronger predictor of his or her overall health than other factors, including race and genetics. And it’s not just life expectancy – access to care, access to health information, and quality of life are all affected by where one lives.<sup>2</sup>*

## Objectives of the Strategic Plan

The Fairfax County Board of Supervisors requested the development of the strategic plan for housing in 2016, and the Affordable Housing Advisory Committee (AHAC) took primary responsibility for overseeing the development of the plan. AHAC led a communitywide effort that benefited from input from residents and employers through numerous public meetings, one-on-one conversations, and an online survey. More than five thousand members of our community contributed their voices to the plan over the past year. As a result, the plan reflects the shared desire to maintain and grow our extraordinary community.



There were several objectives for this strategic planning process:

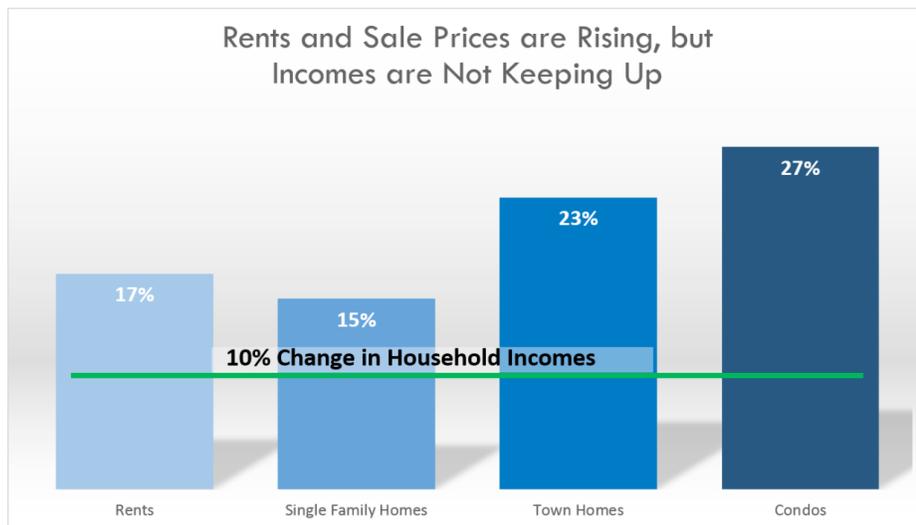
- To create a **shared community vision** of how housing supports local economic growth and community sustainability
- To **quantify the housing needed** to accommodate future growth and support the County’s economic sustainability
- To develop **specific, measurable, and actionable strategies** for meeting Communitywide housing goals
- To identify the **program and policies, and specific funding sources**, that will be required to address housing needs in **5, 10, and 15 years even as we experience current housing shortages**

It is anticipated that this document will be the first step in a two-part process, identifying the need in our community, setting targets for housing production, and suggesting initial implementation steps that can be addressed in the next one to two years. The second, and more challenging step, will be identifying long-term implementation strategies, and the additional resources needed to carry out those strategies.

<sup>2</sup> Graham, Garth, Ostrowski, MaryLynn and Alyse Sabina. Defeating The ZIP Code Health Paradigm: Data, Technology, And Collaboration are Key.

## Housing Needs

More price-appropriate housing is needed in Fairfax County at a range of income levels, in both the rental and homeownership markets. The national post-recession recovery has been slow and has had a particularly strong impact on Fairfax County due to housing costs that have continued to rise even as incomes have stayed flat or risen moderately; and due to the region's dependence on federal government contracting. In fact, it has become increasingly difficult for many households to find housing they can afford in Fairfax County. Between 2010 and 2015, the average rent in Fairfax County has increased 17 percent and typical home prices for single-family homes, town homes and condominiums were up 15, 23 and 27 percent respectively. Over the same period, the average household income in the County increased by only 10 percent and for many low-wage workers incomes did not increase at all.



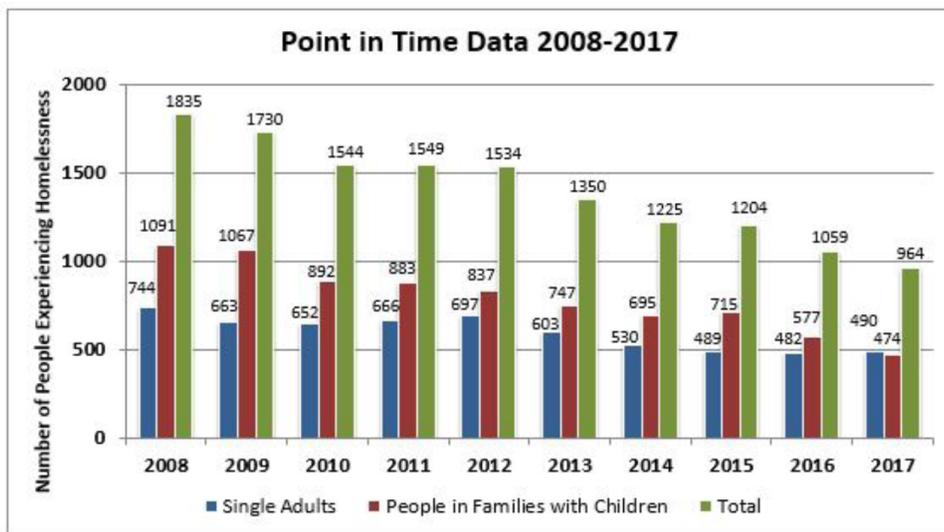
Source: U.S. Census Bureau American Community Surveys, 2010 and 2015; MRIS

***There are more individuals in the County who are cost-burdened due to housing (115,000) than over 90 percent of the total populations of counties in the Commonwealth of Virginia.***

As housing costs, particularly rents, increase more than incomes, households find themselves more likely to be cost-burdened. The U.S. Department of Housing and Urban Development (HUD) defines “cost-burdened” as any household that spends more than 30 percent of household income for mortgage costs or gross rent. Households spending more than 50 percent are considered to be “severely cost-burdened.” In Fairfax County, according to the most recent American Community Survey, 44.3 percent of renters (more than 55,000 households) and 22.9 percent of homeowners (more than 60,000 households) in Fairfax County spend more than 30 percent of their income on housing. This means that there are more people in the County who are cost-burdened (115,000) than over 90 percent of the total populations of counties in the Commonwealth of Virginia.

## Current Housing Needs for Vulnerable Households

While the cost-burden situation is problematic for any household that pays more than 30 percent of their income in housing costs, it can become a crisis for those households with extremely low-incomes or those with fixed incomes. For example, the lack of price-appropriate housing in the county has a direct connection to the cause of much of the homelessness in Fairfax County. The Fairfax County Board of Supervisors recognized this when they endorsed the “Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community” in 2007. Much progress has been made since then in reducing the overall number of homeless households in our community and yet our most vulnerable residents continue to be at risk of housing instability and homelessness. On the night of the January 2017 Point in Time count, nearly 1,000 people in Fairfax County were homeless<sup>3</sup>. Low incomes and expensive housing are the main reasons for homelessness.



In addition to those households that are experiencing homelessness, more than 70,000 Fairfax County residents have a disability. Data shows that individuals with disabilities are much more likely to have extremely low-incomes and often face a compounded problem - finding housing that is price-appropriate AND has the accessibility features they need to live comfortably in their homes. Similarly, our elderly neighbors, many of whom have worked in Fairfax County throughout their careers and have contributed to their communities and the local economy, are having difficulty affording their homes on fixed incomes. Compared to all households in Fairfax County, a larger proportion of households with at least one person who is 75 or older have very low-incomes. Elderly households present the second greatest need for more affordable housing, behind small family households and singles. As housing costs increase, more senior households will likely become cost burdened or more cost burdened, since many elderly households have relatively fixed incomes.



<sup>3</sup> Metropolitan Washington Council of Governments. 2017. Homelessness in Metropolitan Washington: Results and Analysis from the Annual Point-in-Time (PIT) Count of Homeless Persons

## Current Housing Needs for Low- and Moderate-Wage Workers

Individuals and families with the lowest incomes face the greatest challenges finding housing they can afford. These households include many workers who are essential to the Fairfax County community. For example, a typical retail salesperson in the County earns less than \$30,000 per year. Restaurant workers, housekeepers, childcare providers, home-health aides, bus drivers and security guards in Fairfax County also have an average income of around \$30,000<sup>4</sup>. Working households earning \$30,000 per year can only afford to pay \$750 per month for housing, but the average rent in Fairfax County is more than \$1,700<sup>5</sup>.

**Many public sector workers who serve the Fairfax County community cannot afford to live here.**

The average monthly rent in Fairfax County was **\$1,764** in 2015.  
You need an income of at least **\$70,560** to afford the typical rent.

|   |   |
|---|---|
|    | <b>Teacher Starting Salary - \$47,046</b><br>Would need to work 11 years before earning enough to rent the average one bedroom unit.            |
|   | <b>Police Officer Starting Salary - \$50,265</b><br>Would need to work 5 years before earning enough to rent the average one bedroom unit.      |
|  | <b>Public Health Nurse Starting Salary - \$51,254</b><br>Would need to work 6 years before earning enough to rent the average one bedroom unit. |

Sources: U.S. Census Bureau, 2015 American Community Survey; Economic, Demographic and Statistical Research; Fairfax County Department of Neighborhood and Community Services

These workers are a critical component of our local economy and they deserve to have an opportunity to live and work in Fairfax County. What happens when working families earning low wages cannot find housing they can afford? In many cases, they live in overcrowded housing or commute to Fairfax County from other jurisdictions. Overcrowded housing continues to be a critical challenge in Fairfax County, with a total of 4,640 households overcrowded (1.01-1.5 people per room), and nearly 1,900 households severely overcrowded (more than 1.51 people per room). The majority of overcrowded households include at least one child and have incomes below 50 percent of Area Median Income (AMI). Given the prevalence of children in overcrowded households, families in our community may be “outgrowing” their housing units, but at the same time are unable to afford a larger home they can afford.

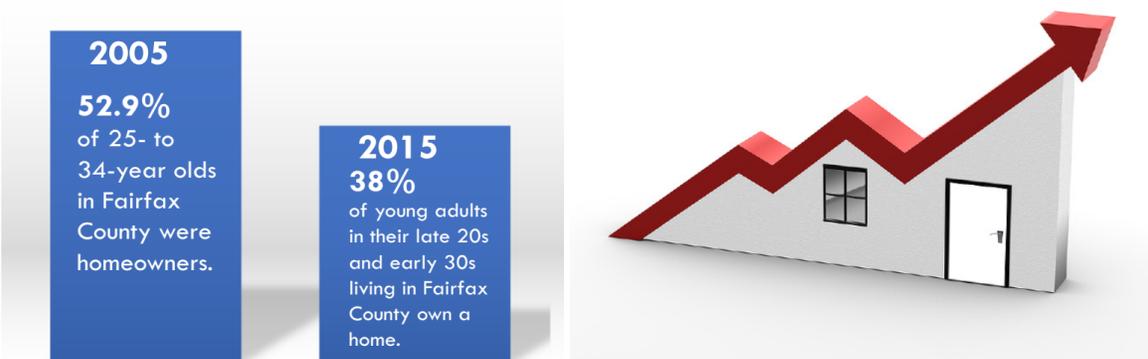
*The majority of overcrowded households include at least one child and have incomes below 50 percent of AMI.*

<sup>4</sup> National Housing Conference, Paycheck to Paycheck 2016  
<sup>5</sup> 2015 American Community Survey

## The Challenge of Homeownership

In addition to the difficulty in finding price-appropriate housing options in the rental market, increasingly, high housing costs in Fairfax County burden households with middle and higher incomes and put homeownership opportunities out of reach. Households with higher incomes occupy many of the homes that would be affordable to low-income households. For example, 67 percent of the owned or for-sale housing stock that would be affordable to very low-, low- and moderate-income households is occupied by households with income greater than is required to comfortably afford those units, indicating that homebuyers with lower incomes face intense competition for affordable homes from households with higher incomes.

Many workers, including Millennials and young families, find they are not able to afford to buy a home in our community. The ability of young households to purchase a home in Fairfax County has dropped precipitously over a ten-year period. In 2005, more than half of 25- to 34-year olds in Fairfax County (52.9 percent) were homeowners. In 2015, only 38 percent of young adults in their late 20s and early 30s living in Fairfax County own a home. Recent research has shown that the desire for homeownership among young adults is as strong now as it has ever been, but this cohort faces new obstacles—including rising debt and fewer affordable homeownership options—which are leading to delays in home buying<sup>6</sup>.



## Future Housing Needs

Our community already faces a deficit of more than 31,000 rental homes affordable to low-income individuals and families. Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. Over the next 15 years, the County is expected to add more than 62,000 households, primarily working households<sup>7</sup>. These are household projections based on the County's analysis of recent growth and the capacity for residential development based on current land use and zoning. To support sustainable population growth and bolster our economy, it is important to think about how we plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce.

<sup>6</sup> See, for example, Thompson, Derek. 2016. Millennials: The Mobile and the Stuck. The Atlantic August 24.

<sup>7</sup> For background on the County's forecasts, see Demographics Reports 2016 County of Fairfax, Virginia, available online <https://www.fairfaxcounty.gov/demogrph/demrpts/report/fullrpt.pdf>.

As our community grows—it will need to grow in order to ensure economic vitality and prosperity—the County will add workers and families all along the income spectrum. Based on projections from the County and George Mason University (GMU), over the next 15 years, the County is expected to add:

- **4,591 extremely low-income households (income <30% AMI)**
- **8,443 very low-income households (30-50% AMI)**
- **5,588 low-income households (50-80% AMI)**
- **9,048 moderate-income households (80-100% AMI)**
- **11,929 households with incomes between 100 and 120% of AMI**
- **22,585 households with incomes above 120% of AMI<sup>8</sup>**

While housing production has been on the rise since the Great Recession, Fairfax County is not producing enough housing to close the existing housing gap and will not be able to meet future housing needs. The County would need to add 4,146 new units each year for 15 years to meet the 2032 target above, but the County issued building permits for only 3,720 units in 2004 at the height of building in the 1992-2016 period, before heading into the housing bubble. Without incentives or other changes that reduce the cost of building or removal of disincentives for building, the opportunity for the County to deliver more than 3,720 units in a single year seems unlikely.

These forecasts also suggest that over the next 15 years, there will be demand for 18,622 homes affordable to households with incomes below 80 percent of AMI (29.9% of total new homes needed). Given housing market conditions in the Washington DC region and in Fairfax County, it is challenging to build new housing with rents or prices that are affordable to households at this income range without some form of subsidy. There are several reasons why lower-cost housing isn't produced in our community:

- High costs of land and construction make it difficult to provide sufficient housing at more moderate prices and rents;
- Federal, state and local regulations add to the cost of building housing, and these added costs are passed along to residents in the form of higher rents and prices; and
- Opposition to new construction or increased density from existing Fairfax County residents results in too little housing being built, limiting supply and putting upward pressure on prices and rents.

The private market meets the demand for housing for higher-income households; however, housing for low-income households is difficult and expensive to provide. In order to develop new housing—or often to preserve existing housing—at rents or prices that are affordable to our community's low- and moderate-income residents and workers, it is necessary for there to be some type of subsidy, either a financial subsidy provided in the form of a low-interest loan, grant or tax credit, a subsidy in the form of reduced land costs, an incentive in the form of an increase in the allowable density, a reduction in development approval requirements—or all of the above.

<sup>8</sup> See Appendix for details on methodology.

## Strategies to Expand Housing Options in Fairfax County

In order to ensure that our community remains vibrant and diverse, and that our economy is strong and resilient, we must take action to ensure that there is enough housing—of the right types and at rents and prices that are affordable—to support growth in the County’s workforce and broader community, and that current and anticipated housing needs are met.

Fairfax County’s Housing Blueprint was a first step in achieving this vision, as it has focused affordable housing policies and resources on serving those with the greatest need, including homeless families and individuals, persons with special needs, and households with extremely low-incomes. The overarching principle of the Blueprint is that home affordability refers to a continuum of income and ability. The research and outreach conducted as a part of this strategic plan has re-affirmed this principle and the four main goals of the Blueprint:

- 1. To end homelessness in ten years;**
- 2. To provide affordable housing options to special needs populations;**
- 3. To meet the affordable housing needs of low-income working families; and**
- 4. To increase workforce housing through creative partnerships and public policy**

To meet the full range of housing needs in our community, and particularly the housing needs of individuals and families who earn below 80 percent of AMI, it will be necessary for the County, the Fairfax County Redevelopment and Housing Authority (FCRHA), non-profits, the faith community, and local businesses and employers to come together to find ways to help fill the gap between what it costs to build housing in our community and the prices and rents that our workers, seniors, vulnerable populations and others can afford.

In Fairfax County there already exists a range of policies, programs and partnerships designed to address the community’s needs as identified in the County’s Housing Blueprint<sup>9</sup>, examples of which include:

**TO END HOMELESSNESS IN TEN YEARS**

- ◆ Administering the Bridging Affordability Program
- ◆ Providing a homeless preference in the FCRHA’s federal rental programs

**TO PROVIDE AFFORDABLE HOUSING OPTIONS TO SPECIAL NEEDS POPULATIONS**

- ◆ Facilitating home repairs for older individuals to help them stay in their residences
- ◆ Providing affordable adult housing and assisted living facilities
- ◆ Providing state-funded rental assistance to persons with developmental disabilities
- ◆ Owning and managing 818 senior and specialized housing units

**TO MEET THE AFFORDABLE HOUSING NEEDS OF LOW-INCOME WORKING FAMILIES**

- ◆ Assisting individuals in crisis, to ensure they can maintain their housing assistance
- ◆ Owning and managing over 3,000 affordable multifamily rental units

**TO INCREASE WORKFORCE HOUSING THROUGH CREATIVE PARTNERSHIPS AND PUBLIC POLICY**

- ◆ Fostering the creation of affordable and workforce units by non-profit and for-profit developers
- ◆ Administering the First-Time Homebuyers Program to assist low- and moderate-income prospective buyers with information on homeownership and opportunities to meet with lenders

<sup>9</sup> The Housing Blueprint was created in the wake of the 2007 recession to focus affordable housing policies and resources on serving those with the greatest need, including homeless families and individuals, persons with special needs, and households with extremely low-incomes.

Phase 1 of the Communitywide Housing Strategic Plan contains 25 specific strategies Fairfax County can take within one to two years and with no new additional public resources to begin to produce and preserve more affordable and workforce housing. However, it is clear that in the mid- and longer-term, new and substantial resources will be required to ensure that all County residents and workers who want to live in the County—including those with the lowest incomes and the most vulnerable economic situations—can have access to safe, stable and affordable housing. These Phase 1 strategies are intended to be adopted as a full package of actionable steps; will require inter-departmental coordination and participation from the business and non-profit communities; and will set the groundwork for longer-term, more comprehensive strategies that will be detailed in the forthcoming Phase 2 of the Plan.

## **A. Modernizing FCRHA/HCD Administration and Processes**

Within the Fairfax County Department of Housing and Community Development (HCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA), there are opportunities to make existing processes more efficient and to use existing resources more innovatively to leverage partnerships, bringing non-local money to the County to support the development and preservation of housing. These recommendations involve modifications to existing procedures within HCD and the FCRHA, as well as a move towards re-positioning FCRHA assets to use them more efficiently.

**A1. Streamline the Housing Blueprint Application Process to Better Align with the LIHTC Application Process.** The Low Income Housing Tax Credit (LIHTC) program is the primary way that new affordable housing developments are financed and is a source of substantial non-local funding for new and preserved housing in Fairfax County. With small changes to its Housing Blueprint application process and with increased communication with the developer community, the County/FCRHA-supported projects can be better able to compete for LIHTC dollars to support the development of housing for low- and moderate-income working families in the County.

**A2. Maximize the Potential of FCRHA-Owned Properties.** The FCRHA has significant resources in terms of the land and properties it owns. While not all FCRHA assets can or should be re-positioned, the FCRHA should continue to evaluate which sites have the greatest potential for development/redevelopment at higher densities and with non-profit and for-profit developer partners. Potential redevelopment and expansion of FCRHA-owned properties offers opportunities for innovative public-private partnerships.

**A3. Plan for Reinvestment of Savings from the Refinancing and/or Maturing of Debt Service of Wedgewood and Crescent Properties.** As refinancing opportunities become available and/or the debt service on these properties is paid down, a strategy should be developed to determine how to reallocate eventual savings for other affordable housing priorities. Currently, nearly half of the amount in the County's Affordable Housing Fund ("Penny Fund") are allocated for debt service on Wedgewood and Crescent.

**A4. Develop a Plan to Expand Use of FCRHA Bonds.** The FCRHA has the authority to issue bonds to support the development and preservation of affordable housing. The FCRHA should create a more aggressive outreach program to better publicize FCRHA bond financing to support the goals of the community.

**A5. Examine the FCRHA's Deep Subsidy Programs to Better Align Resources to Serve Those Most in Need.** As federal resources remain constrained, it is important that the County is directing those resources to meet its overarching principles of ensuring a continuum of housing and to serve residents with the greatest needs. The FCRHA should review existing Federal housing preferences and evaluate how well existing programs meet residents' needs.

**A6. Incorporate the One Fairfax Policy into the FCRHA's Policymaking Process.** *One Fairfax* commits the County and Schools to intentionally consider equity when making policies or delivering programs and services. As part of the FCRHA's regular consideration of policy and funding decisions, develop an equity lens that enables staff to evaluate how its recommendations meet the vision of *One Fairfax*.

## **B. Land Use and Zoning Tools**

There are many ways in which changes to land use or zoning, or new approaches to uses on certain types of land, could significantly increase the supply and availability of housing affordable to the Fairfax County workforce. The County is currently undertaking a comprehensive update of its Zoning Ordinance and there are also planning efforts underway for particular neighborhoods in the County (e.g. the Route 1 corridor). These recommendations build off the County's current and recent land use and zoning studies, and go further to identify ways to use land more creatively to build partnerships and expand housing options.

### **B1. Update the Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) Programs.**

Both the ADU and WDU programs have been effective at generating new affordable housing in Fairfax County. However, there is a need for updating and revising both programs to respond to housing needs and current market conditions. As part of the Zoning Ordinance update, the County should work with a comprehensive group of stakeholders to make improvements to the ADU and WDU programs.

### **B2. Create Guidelines for Adaptive Reuse of Commercial Space for Affordable Housing.**

Housing created through the reuse of commercial buildings, or through the use of land currently zoned for commercial uses, can create more opportunities for mixed-income housing. The County should build off of the recommendations from the Office Building Repositioning and Repurposing Task Force and move forward to develop policy direction and a pilot for creating new housing options through adaptive reuse.

**B3. Develop a Preservation Strategy.** Preserving existing subsidized and "market affordable" housing is vital to meeting the needs of low- and moderate-income individuals and families. The County should develop a comprehensive strategy that includes principles and guidelines around affordable housing preservation.

**B4. Streamline the Process for Public-Private Partnerships that Make Use of Publicly-Owned Land.** Making vacant or underutilized publicly-owned land available for affordable and mixed-income housing is an important way to expand housing options without direct public financial subsidy. These public land projects necessarily involve public-private partnerships. The County should review the Public Private Education and Infrastructure Act (PPEA) framework and consider moving to a more streamlined process for public land projects that involve affordable housing.

### **B5. Incorporate Guidelines for Public Land into the Capital Improvement Program(CIP)**

**Process.** Co-locating housing with new and/or redeveloped public facilities is an effective way to create affordable housing options in mixed-use settings. The County's CIP process should be amended so an assessment of the appropriateness of co-locating housing is done in all projects involving building new public facilities or redeveloping existing facilities.

**B6. Modify the Accessory Dwelling Unit Policy.** Within the larger Zoning Ordinance update, the County should review the current requirements for creating accessory units. Working with a broad set of stakeholders, improve the accessory dwelling unit requirements to allow for the creation of more accessory units.

**B7. Explore Zoning Districts that Allow for “Missing Middle” Housing.** As part of the Zoning Ordinance update, identify zoning districts where flexibility in housing types would be appropriate. “Missing middle” refers to a range of multi-unit or clustered housing types (e.g., duplexes, triplexes, etc.) compatible in scale with single-family homes that help meet the growing demand for walkable urban living. Review other local jurisdictions’ policies on “missing middle” housing and explore options for Fairfax County.

**B8. Integration with the Zoning Ordinance Modernization Project.** In 2017 the Office of Community Revitalization and the Department of Planning and Zoning initiated an effort to modernize the County’s Zoning Ordinance to restructure it to make it more user friendly, and to prioritize key amendments for updating the Ordinance. Changes to the Ordinance might affect the ability to develop certain types of housing in specified areas of the County, and improvements to the Ordinance could enable more innovative housing preservation and development opportunities. The County should ensure that the preservation and development of affordable housing is considered during each relevant phase of the Zoning Ordinance Modernization process.

## C. Funding Sources and Uses

While the short-term strategies presented in this report do not include recommendations for dedicated funding for housing, it will be important in the mid- and longer-term to identify new resources to support housing development and preservation. In the short-term, there are ways the County and the FCRHA can deploy their existing resources more efficiently and to explore ways to shift certain resources to be used for those most in need. At the same time, the County should be planning for ways to identify new resources to support the development and preservation of affordable and workforce housing.

**C1. Preserve Existing Affordable Housing Resources.** Currently, Fairfax County has several resources that are dedicated to the acquisition and preservation of affordable housing, including the Housing Trust Fund and the Penny for Affordable Housing Fund. These are critical, local funding streams that allow Fairfax County to provide capital funding to private and nonprofit affordable housing developers. Given the expected demand for price-appropriate housing as the population of Fairfax County continues to increase, these resources must be maintained at current levels and should be considered for further expansion.

**C2. Create Guidelines for the Tysons Housing Fund.** The Tysons Plan recommended contributions from commercial development to a housing trust fund which would be dedicated to supporting affordable and workforce housing options in Tysons. The County should formalize guidelines for the use for these funds to ensure that they are used as efficiently as possible to serve low- and moderate-income workers in the Tysons area.

**C3. Assess a Commercial Contribution Policy.** The link between job growth and housing availability and affordability is clear. Commercial contributions to the Affordable Housing Fund can be an efficient way for employers to support housing development that benefits the workforce. The County should assess its current policy of commercial contributions and re-visit the countywide commercial linkage policy in transit-oriented development areas to determine whether a new commercial contribution policy should be adopted.

**C4. Explore Using Existing Tax Incremental Financing (TIF) Policies to Promote Housing Affordability.** TIF allocates future increases in property taxes from a designated area to pay for improvements within that area, which could include affordable housing. Explore the use of the county's existing authority to implement TIF and associated policies as a means to promote affordable housing development and preservation.

**C5. Dedicate Resources to Expand the Scope of Local Rental Housing Subsidy.** With the decline in Federal housing resources and, in particular, with insufficient Federal commitment to the Housing Choice Voucher program, Fairfax County needs to expand the scope of its local rental housing subsidy program, known as Bridging Affordability, to assist its lowest-income families find housing they can afford. The Bridging Affordability program should be re-focused on meeting the needs of people with disabilities and other special needs (including victims of domestic violence, and those experiencing homelessness) and should allow for "project basing" of subsidies in affordable rental units.

**C6. Provide Downpayment and Closing Cost Assistance.** Use proceeds from the sale of ADUs that are currently contributing to the Affordable Housing Fund to expand assistance to moderate-income first-time homebuyers in the County. In addition, look for ways to partner with County employers to expand employer downpayment assistance programs.

**C7. Review Options for Restructuring the County's Housing Trust Fund.** Evaluate the structure of the Housing Trust Fund in light of the processes, funding and procedures of local trust funds in neighboring and comparable communities. Develop a plan for moving forward on changes that will create an efficient and effective trust fund.

## D. Housing for Vulnerable Populations

As part of its commitment to ensuring that Fairfax County has a continuum of housing options, the community will continue to work to make affordable and accessible housing options available for persons with disabilities, seniors, and extremely low-income individuals and families, including those at risk of or transitioning from homelessness.

**D1. Expand Access to Housing Options for Persons with Special Needs.** Finding affordable, appropriate housing is a particular challenge in Fairfax County for persons with special needs, many of whom are in some type of crisis (including victims of domestic violence, and those experiencing homelessness) or have a disability that prevents them from attaining full employment. The County should make efficient use of existing resources to create housing options, including transitional housing where appropriate, and should develop a plan with partners, such as the Governing Board of the Fairfax-Falls Church Partnership to Prevent and End Homelessness for connecting individuals with affordable and appropriate housing.

**D2. Support Aging in Place.** The vast majority of older adults would prefer to age in their homes. However, it can be increasingly challenging to maintain a home as mobility declines. Property taxes can also make staying in a home unaffordable. The County should support programs and services to help enable seniors to remain in their homes by providing education and outreach to residents and connecting residents with existing privately-run programs.

**D3. Facilitate Opportunities for Faith Communities to Develop Affordable Housing.** Houses of worship in Fairfax County—including churches, temples, synagogues and mosques—often have underutilized land that could be appropriate for housing, particularly housing for vulnerable populations. Working with regional partners, the County should increase education and awareness about opportunities for housing development on land owned by faith communities, and connect these communities with available technical and financial assistance.

**D4. Continue to Address the Efficiency of Fairfax County's Existing Homeless and Housing Supports Networks.** As the Office to Prevent and End Homelessness works with its Governing Board and community to establish new goals, and as the 10 Year Plan comes to an end, a broader focus on housing for all will be established in the Health and Human Services system. This focus will include housing for homeless, mental health and domestic violence. It is clear that additional housing resources are needed that provide solutions to some of our most vulnerable residents.



## FUTURE HOUSING NEEDS APPENDIX

### Estimates of Numeric Targets

A key component of the Communitywide Housing Strategic Plan is to develop short-term and long-term numeric targets for housing. These targets are designed to be consistent with the goals identified in the Housing Blueprint and the Strategic Plan for Economic Success, and build off of existing population, housing and employment forecasts that have been completed by the County and the George Mason University Center for Regional Analysis (GMU). The short-term (i.e. annual) numeric targets are intended to replace the annual targets that are part of the current Blueprint for Housing. As part of the Strategic Plan, specific and actionable strategies, along with funding sources, will be developed and will be tied directly to these numeric targets.

#### Overall Household Growth and Housing Needs

- Over the next 15 years, between 2017 and 2032, the County is expected to add 62,185 households, reflecting an annual growth rate of 1.0%. These are household projections based on the County's analysis of recent growth and the capacity for residential development based on current land use and zoning. Between 2000 and 2016, the County added households at an annual rate of 0.9% which means that the County is forecasting a slight acceleration in household growth over the next 15 years, with somewhat slower growth in the first five-year period and somewhat faster growth in the 10-year and 15-year period.
- Over the next 15 years, the County will add households all along the income spectrum. Based on forecasts of housing demand produced by GMU, between 2017 and 2032, the County is expected to add:
  - 4,591 extremely low income households (income <30% AMI)
  - 8,443 very low income households (30-50% AMI)
  - 5,588 low income households (50-80% AMI)
  - 9,048 moderate income households (80-100% AMI)
  - 11,929 households with incomes between 100 and 120% AMI
  - 22,585 households with incomes above 120% AMI
- These forecasts suggest that over the next 15 years, there will be demand for:
  - 18,622 homes affordable to households with incomes **below 80% AMI** (29.9% of total new homes needed)
  - 39,600 homes affordable to households with income **below 120% AMI** (63.7% of total new homes needed)

**5-10-15 Year Numeric Targets based on Household Income and Other Characteristics**

|                  | 2017<br>(est.) | 2022    | 2027    | 2032    |
|------------------|----------------|---------|---------|---------|
| Total Households | 405,161        | 420,917 | 444,266 | 467,346 |
| Household Income |                |         |         |         |
| ELI (<30% AMI)   | 34,741         | 35,782  | 37,589  | 39,332  |
| VLI (30-50% AMI) | 31,107         | 33,050  | 36,280  | 39,550  |
| LI (50-80% AMI)  | 55,828         | 57,052  | 59,280  | 61,416  |
| MI (80-100% AMI) | 42,161         | 44,395  | 47,810  | 51,209  |
| 100-120% AMI     | 38,986         | 41,855  | 46,330  | 50,915  |
| 120+ % AMI       | 202,338        | 208,783 | 216,978 | 224,923 |

**1-Year Targets – Housing Needed to Serve Expected Households in 2017-2018**

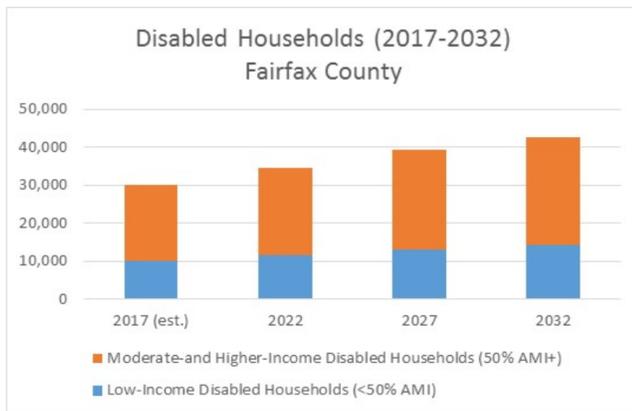
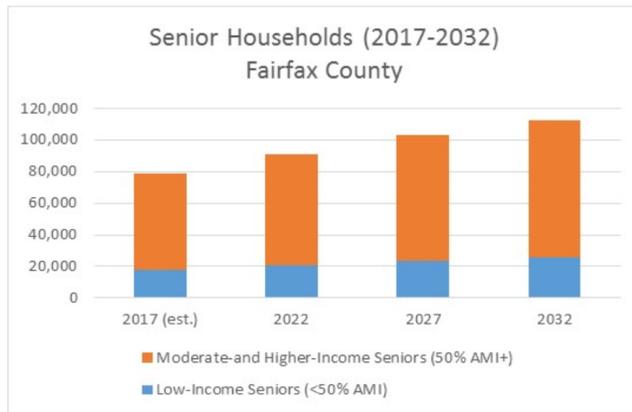
|   |       |
|---|-------|
| Total Housing Units to Accommodate Household Growth | 3,151 |
| Affordable to:                                      |       |
| ELI (<30% AMI)                                      | 208   |
| VLI (30-50% AMI)                                    | 389   |
| LI (50-80% AMI)                                     | 245   |
| MI (80-100% AMI)                                    | 447   |
| 100-120% AMI  | 574   |
| 120+ % AMI  | 1,289 |

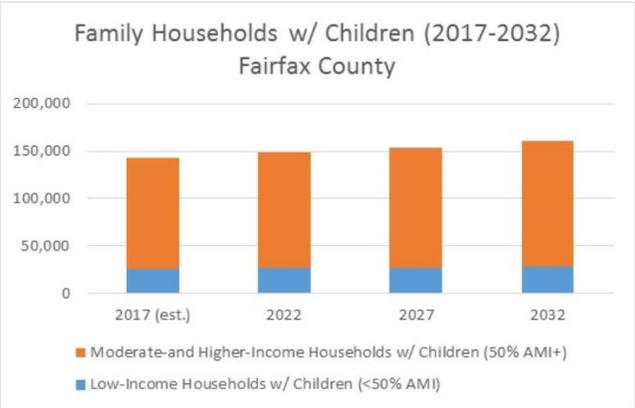
As a result of the growing population and changing demographics, the characteristics of households in Fairfax County—and their housing needs—will change over the 15-year period.

Key Changes to Household Characteristics

- In 2017, senior households (age 65+) make up an estimated 19.5 percent of all households in the County. By 2032, it is expected that 24.0 percent of households will be age 65 or older. It is estimated that 22.8 percent of senior households in Fairfax County will be low-income households.
- In 2017, households with a disabled member (including individuals with a physical or intellectual disability) make up an estimated 7.4 percent of all households. By 2032, it is expected that 9.1 percent of Fairfax County households will include a disabled individual.
- In 2017, it is estimated that families with children make up 35.4 percent of all households in the County. By 2032, it is expected that families with children will comprise 34.4 percent of County households.

[See charts below.]





### Methodology for Developing Numeric Targets

1. The overall 2017, 2022, 2027 and 2032 household counts are from the County's January 2016 population and household forecasts obtained from Anne Cahill.

2. The estimates of household income for 2017 are estimated based on our analysis of the 2012-2014 American Community Survey public use microdata (PUMS). Using income data from the ACS microdata along with income limits from HUD, we estimated that percentage of households in 2012-2014 that would fall in the income categories specified. We then applied those percentages to the 2017 total household figure, assuming that the income distribution was unchanged between 2012/2014 and 2017.

The forecasts of households by income group for 2022, 2027 and 2032 are based loosely on the [recent housing demand forecasts](#) produced by GMU. The GMU forecasts include estimates of household growth between 2011 and 2023 by income group. These forecasts are based on an analysis of regional employment growth, wage distribution, workers per household, trends in the non-working population, among other factors. For these numeric targets, we examined GMU's expected annual percentage change in households by income groups for Fairfax County between 2011 and 2023. We adjusted GMU's annual percent changes based on the County's overall forecasts. The County's forecasts suggest overall households will grow at an average annual rate of 1.0% between 2017 and 2022, while GMU is forecasting an annual percent change of 0.8%. Therefore, we adjust slightly upward the growth rates for each of the income categories to reflect that slightly faster growth.

GMU only forecasts out to 2023. We assume the same annual growth rates for the 2022-2027 and 2027-2032 periods, as a simplifying assumption.

3. The 2017 senior households are based on analysis of the 2015 American Community Survey data. In 2015, the ACS estimates that 19.5% of households in Fairfax County are headed by someone age 65 or older. We assume that 19.5% of the 2017 total households are therefore headed by someone age 65 or older.

The data on lower income senior households (<60% AMI) are based on analysis of the 2012-2014 ACS microdata. We assumed that the share of senior households that have incomes below 60% AMI is the same in 2017 that it was in 2012/2014.

The forecasts of senior households are based on the County's forecasts of *population* by age. We examined the annual percent change in the 65+ population between 2016-2020, 2020-2025, 2025-2030, and 2030-2035. We used these annual percent changes in the population age 65+ to estimate the number of senior households in 2022, 2027 and 2032. We assume the same share of senior households would have incomes below 60% AMI in the future as they do in 2017, as a simplifying assumption.

4. The 2017 disabled households are based on estimates from the 2015 ACS of the percentage of the total population that is disabled. In 2015, 7.4% of the Fairfax County population had at least one disability. We assumed that 7.4% of all households in 2017 had a person with a disability. This may understate the number of households with a person with a disability if disabled persons are more likely to live alone. We used data from the 2012-2014 ACS microdata to estimate the share of disabled persons living in households with incomes less than 60% AMI and applied that share to the 2017 households.

To forecast the number of households with a disabled person, we assume the same growth rates that we used for the senior household forecasts. The aging of the population is a primary driver of the growth of the disabled population and seemed like a reasonable approach to estimating the growth of the disabled household population.

5. The number of families with children is actually the total number of households with related children, by definition in the ACS. We used data from the 2015 ACS to estimate the share of households that included related children and we applied that share to the 2017 households. So, according to the 2015 ACS, 35.4% of all households in Fairfax County included children. We assumed that 35.4% of 2017 households would also be households with children.

To forecast the number of households with children, we used the County's forecasts by age and assumed that the number of households with children would increase at the same rate as the under 15 population. This method could overstate/understate the growth in the number of households with children if family sizes increase/decrease notably over time.

6. Finally, the number of homeless individuals in 2017 is based on the 2016 point in time (PIT) count. The 2017 PIT count should be available, so we can update this data with new information. The target related to homelessness is based on the target specified in the FY2017 Blueprint.

**COUNTY OF FAIRFAX, VIRGINIA**

**CITIZEN PARTICIPATION PLAN**

**FOR THE CONSOLIDATED PLAN**

**Adopted by the Board of Supervisors**  
**December 8, 1997**

**Amended by the Board of Supervisors**  
**February 11, 2002 and April 30, 2007**

**Revised and Amended Citizen Participation Plan**  
**Approved by the Board of Supervisors**  
**April 30, 2007**

## *Purpose of the Citizen Participation Plan*

As an Urban County, Fairfax County, Virginia is eligible to apply for funds under the federal Community Development Block Grant (CDBG), Emergency Shelter Grants (ESG), HOME Investment Partnerships Program (HOME), and Housing Opportunities for Persons with AIDS (HOPWA) which are provided to the County through the U.S. Department of Housing and Urban Development (HUD). Federal regulations were revised in 1994 to provide for the consolidated submission of documents (the Consolidated Plan) which cover the planning and application aspects of the CDBG, ESG, HOME, and HOPWA programs (federal funding sources).

Beginning Fiscal Year (FY) 2000, the Consolidated Plan will also include local funding sources and federal Community Services Block Grant (CSBG) funds appropriated by the Board of Supervisors. In addition, the Consolidated Plan includes a description of the Continuum of Care for homeless services and programs, and may include federal funding for these programs at such time as these funds are made available through the federal funding allocation process for the Consolidated Plan.

The Fairfax County Citizen Participation Plan provides a guide for public input and participation in the Consolidated Plan process. The purpose of the Citizen Participation Plan is to encourage citizen participation in the definition of housing, community development and public services needs; services to be provided by community-based organizations; the funding priorities for programs and target populations to be served through resources available in the Consolidated Plan, and in any amendments, as well as to the Consolidated Plan and the annual performance report as may be required by HUD.

The Citizen Participation Plan includes the following objectives and describes how each will be met to ensure compliance with federal regulations. The objectives of the Citizen Participation Plan are to:

- Encourage citizen participation by providing citizens with adequate information concerning the amount of funds expected to be available for community development housing activities, public services and services to be provided by community-based organizations through federal and local funding sources, the proposed range of activities that may be undertaken with those funds, including the amount that will benefit very low and low income persons and the plans to minimize displacement and to assist any persons displaced, other important program requirements, and proposed and approved uses of funds;
- Provide for and encourage citizen participation from all sectors of the community, with particular emphasis on participation by persons below the federal poverty line, low and moderate income residents of blighted areas and of areas in which federal funds under federal funding sources are used or are proposed to be used; and for the participation of

minority and non-English speaking residents, as well as persons with mobility, visual, speech or hearing impairments;

- Provide citizens, public agencies, and all other interested parties with reasonable and timely access to information and records relating to the County's Consolidated Plan, and the use of assistance provided by federal funding sources included in the Plan for the preceding five (5) years;
- Provide technical assistance to groups representing very low and low income persons and to interested residents that request such assistance in developing proposals for funding assistance under federal and local funding sources covered by the Consolidated Plan, with the level and type of assistance to be determined by the County;
- Conduct public hearings to obtain the views of citizens on housing, community development and public services needs, and needs for services to be provided by community-based organizations, proposed activities, and program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential and actual beneficiaries, with accommodation for persons with disabilities and non-English speaking residents;
- Gather community input, through a variety of methods such as, community meetings, focus groups, surveys and other appropriate forums, regarding funding priorities for services provided by community-based organizations;
- Prepare a summary of comments or views received from citizens in writing or orally through public hearings, focus groups, community meetings and other methods when preparing the final Consolidated Plan, and any amendments to the Plan or the performance report and attach the summary to the final Plan or report. In addition, provide for a timely written answer to written complaints and grievances within fifteen (15) working days, where practicable; and
- Provide criteria for determining what constitutes a substantial change in the planned or actual activities described in the approved Consolidated Plan which would require an amendment to the Plan.

#### Notice of Consolidated Plan Schedule

The County will encourage citizen participation by providing citizens with adequate information concerning the amount of funds expected to be available for community development and housing activities, public services, and services to be provided by community-based organizations through federal and local funding sources, the proposed range of activities that may be undertaken with those funds, including the amount that will benefit very low and low income persons and the plans to minimize displacement and to assist any persons displaced, other important program requirements, and proposed and approved uses of funds.

The annual Consolidated Plan schedule will be mailed to neighborhoods, groups, associations, nonprofit, ecumenical, business and other community organizations and other interested individuals which have been involved in past funding cycles for each program. Other neighborhoods, groups, associations, organizations, and individuals will be added to the list upon request to the DHCD.

Information which will be available will include the amount of funding expected to be available under all the federal funding sources and programs in the Consolidated Plan, including estimated program income, program and application requirements, the proposed activities which will benefit very low and low income persons, plans for minimizing displacement caused by proposed activities and assistance opportunities for persons displaced, opportunities for citizen input, submission of project proposals, and schedules for proposed and final applications. This information may be obtained from the DHCD

An advertisement of the Proposed Consolidated Plan will be published in a newspaper(s) of general circulation and a copy of the Proposed Consolidated Plan will be available to the public for review and comment at least 30 days prior to submission to HUD. The proposed Consolidated Plan will be available for review 1) at the DHCD, 2) at the information desk of the County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035; and 3) at the information desk of all branches of the Fairfax County Public Library system. The final submission to HUD will also be distributed to these locations.

### ***Citizen Participation Process***

The County will provide for and encourage citizen participation from all sectors of the community, with particular emphasis on participation by persons below the federal poverty line, low and moderate income residents of blighted areas and of areas in which federal funds are used or are proposed to be used; and for the participation of minority and non-English speaking residents, as well as persons with mobility, visual, speech or hearing impairments.

The County will provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the County's Consolidated Plan, and the use of assistance provided by federal funding sources included in the Plan for the preceding five (5) years.

Citizens will have an opportunity to comment on housing, community development, public service needs, and population and program priority needs identified to be addressed by community-based organizations and the proposed Consolidated Plan prior to its submission to HUD at public hearings, meetings, or by directly contacting the appropriate County agency. Information on the Consolidated Plan schedule will be disseminated to local agencies and nonprofit organizations working with minority, non-English speaking, and physically impaired residents to afford as many people as possible the opportunity for full citizen participation.

The County will work closely with the Fairfax County Redevelopment and Housing Authority (FCRHA) to encourage the participation of residents of public and assisted housing developments in the development and implementation of the Consolidated Plan. The County will apprise the FCRHA of housing and community development activities related to its developments and surrounding communities so the FCRHA can make such information available at the annual public hearing on the Comprehensive Grant program.

Citizen input on housing, community development, and needs for services to be provided by community-based organizations will be received annually at one or more public hearings to be held before the Consolidated Community Funding Advisory Committee. The Committee is composed of one representative each from the Fairfax County Redevelopment and Housing Authority (FCRHA), Human Services Council (HSC), Community Action Advisory Board, Fairfax-Falls Church Community Services Board, Homeless Oversight Committee, Fairfax-Falls Church United Way, Commission on Aging, Advisory Social Services Board, Fairfax Area Disabilities Services Board, Health Care Advisory Board, Fairfax County Alliance for Human Services, representatives from the business community, schools community, faith community, children younger than school age community, and youth needs and services community. Membership may include representation from human services provider groups, consumer and community organizations and Boards, Authorities and Commissions, which relate to the Human Services Community, as appropriate. Members shall be appointed by the County Executive and shall serve for a term of three years. The role and responsibilities of the Consolidated Community Funding Advisory Committee will be to:

- Solicit community input
- Advise the Board of Supervisors on the development and implementation of the federally required Consolidated Plan
- Advise the Board of Supervisors on issues relating to the coordinated funding process:
  - Policy considerations
  - Funding priorities
  - Selection criteria
  - Performance measures
- Coordinate with the Community Action Advisory Board in implementation of the CSBG process
- Implement the combined solicitation process and, if deemed appropriate, make comments on Selection Advisory Committee recommendations forwarded by the County Executive to the Board of Supervisors
- Monitor the Consolidated Plan process and report to the Board of Supervisors on its effectiveness relative to defined goals

- Consider and evaluate the potential for including other County and community processes in the Consolidated Plan process.

Based on the comments received from citizens through needs hearing(s) and other community input strategies from interested Nonprofit, ecumenical, business and other civic organizations and County agencies, the Consolidated Community Funding Advisory Committee will prepare a Proposed Consolidated Plan. The Proposed Consolidated Plan will be submitted for review and comment to organizations and individuals on the mailing list.

Comments received will be addressed by the Consolidated Community Funding Advisory Committee and included with the submission of the Proposed Consolidated Plan to the Board of Supervisors.

A public hearing will be held by the Board of Supervisors on the Proposed Consolidated Plan. Final approval of program priorities and funding recommendations included in the Consolidated Plan will be made by the Board of Supervisors.

Reasonable and timely access will be given to citizens, public agencies, and other interested parties to information and records relating to previous funding applications and allocations for the programs included in the Consolidated Plan for the preceding five (5) years.

### ***Technical Assistance***

The County will provide technical assistance to groups representing very low and low income persons, as well as to community-based organizations and interested residents that request such assistance in developing proposals for funding assistance under any of federal or local funding sources covered by the Consolidated Plan, with the level and type of assistance to be determined by the County.

This technical assistance could include activities such as training on grant writing, small/minority business support offered through the Purchasing and Supply Management agency, Internet information links, pamphlets and brochures/information packets on resources available in the community.

County staff will be available upon request to answer any questions concerning the requirements of federal and local funding sources included in the Consolidated Plan, such as available funding amounts, funding priorities, eligible activities, environmental review procedures, equal opportunity requirements, relocation provisions, citizen participation requirements and any other requirements of federal and local funding sources. In cases where staff can not answer questions pertaining to federal HUD funds, assistance will be requested from HUD.

As part of the on-going citizen participation effort, County staff will meet with citizen groups in Fairfax County which represent very low, and low and moderate income residents such as neighborhood conservation and redevelopment areas, and with citizen groups in other areas of

the County which express interest in participating in federal and/or local funding sources included in the Consolidated Plan, to explain program and application procedures. These meetings will be held in facilities convenient to the neighborhood or groups requesting the meetings.

County staff will provide technical assistance when requested to neighborhood groups, minority groups, community-based organizations, and other residents interested in participating in federal and local funding sources included in the Consolidated Plan. All such groups, including the disabled and elderly, and those serving non-English speaking ethnic/minority populations, will be encouraged and assisted as requested in submitting their views and proposals. County staff will be available to provide assistance in the development and submission of program funding requests and other input. Any persons requiring assistance should contact the Division of Real Estate Finance and Grants Management at DHCD at 246-5170 or 711 TTY.

### *Public Hearings*

The County will conduct public hearings to obtain the views of citizens on housing, community development and public services needs, and needs for services to be provided by community-based organizations, proposed activities, and program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential and actual beneficiaries, with accommodation for persons with disabilities and non-English speaking residents.

A minimum of two public hearings will be held prior to the submission of the Consolidated Plan to HUD.

One or more public hearings will be held by the Consolidated Community Funding Advisory Committee at the beginning of the Consolidated Plan process to solicit citizen comments on housing and community development needs, needs for services to be provided by community-based organizations, proposed activities, and program performance. Testimony received at this hearing will be considered by the Consolidated Community Funding Advisory Committee in preparing the Proposed Consolidated Plan. In addition, the Consolidated Community Funding Advisory Committee may gather community input through a variety of means, such as forums and focus groups, in the development of funding priorities and criteria.

Prior to the submission of the Consolidated Plan to HUD, the Board of Supervisors will hold a public hearing on the Proposed Consolidated Plan as recommended by the Consolidated Community Funding Advisory Committee.

Public hearings will be held at times convenient to potential and actual beneficiaries of the programs to be funded. Public hearings will be held in the Fairfax County Government Center Board Auditorium located at 12000 Government Center Parkway, or in other locations which are convenient to potential and actual beneficiaries, and which are accessible to persons with disabilities. At public hearings where a significant number of non-English speaking residents are expected to participate, Fairfax County will address their needs by providing an interpreter.

Notice of public hearings on the Consolidated Plan will be advertised in a newspaper(s) of general circulation and at least one minority and non-English speaking publication 15 days prior to the date of the public hearing. The notice will include sufficient information about the purpose of the public hearing to permit informed comment from citizens.

Notice of public hearings on the Consolidated Plan will also be advertised in all branches of the County Library system and press releases issued by the Fairfax County Office of Public Affairs.

### ***Response to Citizen Comments***

The County will prepare a summary of comments or views received from citizens in writing or orally through public hearings, focus groups, community meetings and other methods when preparing the final Consolidated Plan, and any amendments to the Plan or the performance report and attach the summary to the final Plan or report. In addition, provide for a timely written answer to written complaints and grievances within fifteen (15) working days, where practicable.

Written or oral comments received from citizens as a result of public hearings or other activities to gather community input held on the Consolidated Plan will be given serious consideration in the preparation of the final Plan document, amendments to the Plan, or the performance report. A summary of the comments received from citizens, both accepted and not accepted, will be attached to the final Consolidated Plan, Plan amendments, or performance report.

Comments, complaints, or grievances concerning the Consolidated Plan should be addressed to the Division of Real Estate Finance and Grants Management, Department of Housing and Community Development, 3700 Pender Drive, Suite 300, Fairfax, Virginia 22030.

Every effort will be made to respond in writing to written complaints within 15 working days of receipt of the complaint. If additional time is required, written notice will be provided.

### **Amendment of the Consolidated Plan**

The County will provide criteria for determining what constitutes a substantial change in the planned or actual activities described in the approved Consolidated Plan which would require an amendment to the Plan.

The Consolidated Plan may be amended with the approval of the Fairfax County Board of Supervisors. The County will amend the approved Plan whenever it makes one of the following decisions representing a substantial change or adjustment:

- 1) To carry out a project, using funds from any of the four federal HUD programs covered by the Consolidated Plan (including program income) not previously described in the action plan; or

- 2) To eliminate a project from any of the four federal programs covered by the Consolidated Plan (including program income) for which funds were previously approved by the Board of Supervisors.

In general, any substantial change or adjustment to a Consolidated Plan project budget will be treated as an amendment subject to public notice, review, and comment through the County's quarterly budget review process. Adjustments required to Consolidated Plan project budgets will be included in the third quarter and carryover budget reviews, and will be subject to public comment during the public hearing process held on each of these reviews.

In some circumstances, Consolidated Plan program objectives may be addressed through the appropriation of funds outside of the quarterly budget review process for an activity not previously approved in the Consolidated Plan. In such cases, public notice will be given before the Board of Supervisors is scheduled to take action on such an appropriation.

Substantive amendments to the Consolidated Plan will be publicly advertised at least 30 days prior to consideration of the amendments by the Board of Supervisors to allow time for public comment.

### ***Adoption and Amendment of the Citizen Participation Plan***

Proposed changes to the Citizen Participation Plan will be publicly advertised at least 30 days prior to the adoption or amendment of the Citizen Participation Plan by the Board of Supervisors to allow time for public comment.

The proposed revisions to the Fairfax County Citizen Participation Plan for the Consolidated Plan will become effective upon the date of the Board of Supervisors' approval for the planning and implementation process of the Consolidated Plan.

**I. PURPOSE**

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

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

This is a new policy.

**III. DEFINITIONS**

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

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

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

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

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

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

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

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

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

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

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

## **PROCESS**

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

### **a. Community Engagement**

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

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

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

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

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

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

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

All organizations and departments within Fairfax County Government and Fairfax County Public Schools will conduct analysis, devise plans, set goals, and take actions through specific practices, policies, and initiatives within their purview.

**e. Accountability Framework**

Fairfax County Government and Fairfax County Public Schools will incorporate data and publish performance measures that can be analyzed, quantified, and disaggregated to evaluate the extent to which our systems are achieving goals identified through the racial and social equity action planning.

**VI. ROLES**

Fairfax County Government and Fairfax County Public Schools will designate and support staff members to lead the implementation of the One Fairfax policy. These staff members will work in conjunction with:

- The Board of Supervisors, School Board, and One Fairfax Executive Leadership Team to provide strategic, collective leadership in support of the equity-informed planning and decision-making processes prescribed by this policy and the development and pursuit of identified equity goals; and
- A multi-department, cross-systems equity staff team to facilitate coordination of racial and social equity action planning, collective action, and shared accountability across and within county and schools organizations.
- Boards, Commissions, Authorities and Advisory Committees to promote stakeholder engagement and input in support of equity informed planning and decision making.

**Related policies and regulations:**

Fairfax County Public Schools Policy 1450 – Nondiscrimination

Fairfax County Government Procedural Memorandum 39-06 – Harassment

Fairfax County Government Procedural Memorandum 39-04 – Reasonable Accommodation in Employment

Fairfax County Government Procedural Memorandum 39-05 – Reasonable Accommodation of Services and Devices

Fairfax County Government Procedural Memorandum 02-08 – Language Access Policy

The Code of Fairfax County, Virginia – Chapter 11 – Human Rights Ordinance

## TIMELINE FOR FY 2020 ONE-YEAR ACTION PLAN

### January 2019

- 1/8 CCFAC meeting** – 7:30 p.m., Fairfax County Government Center, Room 9/10
- **Action:** Adoption of recommendations for the use of FY 2020 federal funds and contingency plan
  - **Action:** Approval & Authorization to Release draft Proposed FY 2020 Action Plan for public comment
- 1/31 FCRHA meeting** – 7:00 p.m., One University Plaza
- **Information:** Fiscal Year 2020 Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funding Allocations Recommended by the CCFAC and FCRHA Working Advisory Group

### February 2019

- 2/1 Beginning of Public Comment Period for the draft Proposed Consolidated Plan One-Year Action Plan for public comment**
- **Action:** Staff advertisement of the availability of the draft Proposed FY 2020 Action Plan for public review and comment
  - **Action:** Staff release of the draft Proposed FY 2020 Action Plan
- 2/5 Board meeting** – 9:30 p.m., Fairfax County Government Center, Board Auditorium
- **Action:** Authorization of a Public Hearing on March 19, 2019 to receive public comment on the draft proposed FY 2020 Action Plan.
- 2/6 Additional Publication of Notice**
- **Action:** Staff advertisement public hearing to be held on March 19, 2019 for public comment on the draft Proposed FY 2020 Action Plan
  - **Action:** Staff advertisement of the availability of the draft Proposed FY 2020 Action Plan for public review and comment until March 19, 2020

## March 2019

- 3/19 Board meeting** – 4:30 p.m., Fairfax County Government Center, Board Auditorium  
**Action:** Public hearing to receive public comment on the draft Proposed FY 2020 Action Plan
- 3/19 End of Public Comment Period for the draft Proposed Consolidated Plan One-Year Action Plan**

## April 2019

- 4/9 CCFAC meeting** – 7:30 p.m., Fairfax County Government Center, Room 9/10  
• **Action:** Proposed FY 2020 Action Plan and authorization to submit to the Board
- 4/12 HUD Notification of CDBG, ESG and HOME Allocations for FY 2020**

## May 2019

- 5/2 Board meeting** – 9:30 p.m., Fairfax County Government Center, Board Auditorium  
• **Action:** Adoption of the FY County Budget, including FY 2020 CCFP awards contingent upon funding availability
- 5/21 Board meeting** – 9:30 p.m., Fairfax County Government Center, Board Auditorium  
• **Action:** Adoption of the Proposed FY 2020 Action Plan and authorization to submit to HUD

## June 2019

- 6/11 Submission of the Proposed FY 2020 Action Plan and authorization to HUD**
- 6/30 End of Fiscal Year 2019**  
*End of FY 2019 CCFP funding cycle*

## July 2019

- 7/1 Beginning of Fiscal Year 2020**  
*Beginning of FY 2020 CCFP funding cycle*



# County of Fairfax, Virginia

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May 21, 2019

Mr. Chuck Bean, Executive Director  
Metropolitan Washington Council of Governments  
777 North Capitol Street, NE, Suite 300  
Washington, DC 20002

RE: Executive Order 12372 Compliance

Dear Mr. Bean:

Pursuant to procedures outlined in Executive Order (E.O.) 12372 as issued by the U.S. Department of Housing and Urban Development (HUD), the Fairfax County Department of Housing and Community Development (HCD) is informing you that Fairfax County has no new public improvement projects, involving road and storm drainage system improvements, that it plans to implement under HUD's Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) awards and carryover funds for July 1, 2019 - June 30, 2020.

Attached is a copy of the Fairfax County Consolidated Plan One-Year Action Plan for FY 2020, approved by the Fairfax County Board of Supervisors on May 21, 2019, which describes other activities the County plans to implement with CDBG and HOME funds.

Should you have any questions, please contact me at 703-246-5166.

Sincerely,

Laura O. Lazo  
Associate Director, Grants Management

cc: Michael D. Rose, Director, Community Planning and Development,  
District of Columbia Field Office, HUD  
Aseem K. Nigam, Director, Real Estate Finance and Grants Management,  
Fairfax County Department of Housing and Community Development

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**Department of Housing and Community Development**

3700 Pender Drive, Suite 300

Fairfax, Virginia 22030-6039

Tel. 703-246-5100 • Fax 703-246-5115 • TTY 703-385-3578

| Application for Federal Assistance SF-424  |  |  |
|--|--|--|
| * 1. Type of Submission:<br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application:<br><input checked="" type="checkbox"/> New<br><input type="checkbox"/> Continuation<br><input type="checkbox"/> Revision | * If Revision, select appropriate letter(s):<br><input type="text"/><br>* Other (Specify):<br><input type="text"/> |
| * 3. Date Received by State:<br><input type="text"/>   | 4. Applicant Identifier:<br><input type="text"/>   |  |
| 5a. Federal Entity Identifier:<br><input type="text"/>   | 5b. Federal Award Identifier:<br><input type="text"/>  |  |
| <b>State Use Only:</b>   |  |  |
| 6. Date Received by State: <input type="text"/>  | 7. State Application Identifier: <input type="text"/>  |  |
| <b>8. APPLICANT INFORMATION:</b>   |  |  |
| * a. Legal Name: <input type="text" value="Fairfax County, Virginia"/>   |  |  |
| * b. Employer/Taxpayer Identification Number (EIN/TIN):<br><input type="text" value="54-0787833"/>   | * c. Organizational DUNS:<br><input type="text" value="0748376260000"/>  |  |
| <b>d. Address:</b>   |  |  |
| * Street1: <input type="text" value="3700 Pender Drive"/>  | Street2: <input type="text"/>  |  |
| * City: <input type="text"/>   | County/Parish: <input type="text" value="Fairfax"/>  |  |
| * State: <input type="text" value="VA: Virginia"/>   | Province: <input type="text"/>   |  |
| * Country: <input type="text" value="USA: UNITED STATES"/>   | * Zip / Postal Code: <input type="text" value="22030-7442"/>   |  |
| <b>e. Organizational Unit:</b>   |  |  |
| Department Name:<br><input type="text" value="Housing &amp; Community Development"/>   | Division Name:<br><input type="text" value="Grants Management"/>   |  |
| <b>f. Name and contact information of person to be contacted on matters involving this application:</b>  |  |  |
| Prefix: <input type="text" value="Mrs."/> <input type="text"/>   | * First Name: <input type="text" value="Laura"/>   |  |
| Middle Name: <input type="text"/>  | * Last Name: <input type="text" value="Lazo"/>   |  |
| Suffix: <input type="text"/>   | Title: <input type="text" value="Associate Director, Grants Management"/>  |  |
| Organizational Affiliation:<br><input type="text"/>  |  |  |
| * Telephone Number: <input type="text" value="703-246-5166"/>  | Fax Number: <input type="text" value="703-246-5115"/>  |  |
| * Email: <input type="text" value="laura.lazo@fairfaxcounty.gov"/>   |  |  |

| Application for Federal Assistance SF-424   |  |  |
|---|--|--|
| <p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <p>B: County Government <span style="float: right;">▼</span></p> <p>Type of Applicant 2: Select Applicant Type:</p> <p><span style="float: right;">▼</span></p> <p>Type of Applicant 3: Select Applicant Type:</p> <p><span style="float: right;">▼</span></p> <p>* Other (specify):</p> <p><input type="text"/></p> |  |  |
| <p><b>* 10. Name of Federal Agency:</b></p> <p>Department of Housing &amp; Urban Development</p>  |  |  |
| <p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <p>14-218</p> <p>CFDA Title:</p> <p>Community Development Block Grant</p>  |  |  |
| <p><b>* 12. Funding Opportunity Number:</b></p> <p>Not Applicable</p> <p>* Title:</p> <p>Not Applicable</p>   |  |  |
| <p><b>13. Competition Identification Number:</b></p> <p>Not Applicable</p> <p>Title:</p> <p>Not Applicable</p>  |  |  |
| <p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <p><input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p>   |  |  |
| <p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <p>CDBG</p>   |  |  |
| <p>Attach supporting documents as specified in agency instructions.</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>   |  |  |

| Application for Federal Assistance SF-424   |   |
|---|---|
| <b>16. Congressional Districts Of:</b>  |   |
| * a. Applicant  | [Redacted]  |
| * b. Program/Project  | [Redacted]  |
| Attach an additional list of Program/Project Congressional Districts if needed.   |   |
| [Text Input]  | <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> |
| <b>17. Proposed Project:</b>  |   |
| * a. Start Date:  | [07/01/2019]  |
| * b. End Date:  | [06/30/2020]  |
| <b>18. Estimated Funding (\$):</b>  |   |
| * a. Federal  | 5,609,339.00  |
| * b. Applicant  | [Redacted]  |
| * c. State  | [Redacted]  |
| * d. Local  | [Redacted]  |
| * e. Other  | [Redacted]  |
| * f. Program Income   | 336,693.00  |
| * g. TOTAL  | 5,946,032.00  |
| <b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>   |   |
| <input checked="" type="checkbox"/> a.  | This application was made available to the State under the Executive Order 12372 Process for review on [Redacted].                            |
| <input type="checkbox"/> b.   | Program is subject to E.O. 12372 but has not been selected by the State for review.   |
| <input type="checkbox"/> c.   | Program is not covered by E.O. 12372.   |
| <b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>  |   |
| <input type="checkbox"/> Yes  | <input checked="" type="checkbox"/> No  |
| If "Yes", provide explanation and attach  |   |
| [Text Input]  | <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> |
| <b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b> |   |
| <input checked="" type="checkbox"/> ** I AGREE  |   |
| ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.   |   |
| <b>Authorized Representative:</b>   |   |
| Prefix:   | [Mr.] * First Name: [Bryan]   |
| Middle Name:  | [J.]  |
| * Last Name:  | [Hill]  |
| Suffix:   | [Jr.]   |
| * Title:  | [County Executive]  |
| * Telephone Number:   | [703-324-2536] Fax Number: [703-324-3956]   |
| * Email:  | [bryan.hill@fairfaxcounty.gov]  |
| * Signature of Authorized Representative:   | [Redacted] * Date Signed: [Redacted]  |

### Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) \_\_\_\_\_, \_\_\_\_\_ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

| Application for Federal Assistance SF-424  |  |  |
|--|--|--|
| * 1. Type of Submission:<br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application:<br><input checked="" type="checkbox"/> New<br><input type="checkbox"/> Continuation<br><input type="checkbox"/> Revision | * If Revision, select appropriate letter(s):<br><input type="text"/><br>* Other (Specify):<br><input type="text"/> |
| 3. Date Received: <input type="text"/>   | 4. Applicant Identifier: <input type="text"/>  |  |
| 5a. Federal Entity Identifier: <input type="text"/>  | 5b. Federal Award Identifier: <input type="text"/>   |  |
| <b>State Use Only:</b>   |  |  |
| 6. Date Received by State: <input type="text"/>  | 7. State Application Identifier: <input type="text"/>  |  |
| <b>8. APPLICANT INFORMATION:</b>   |  |  |
| * a. Legal Name: <input type="text" value="Fairfax County, Virginia"/>   |  |  |
| * b. Employer/Taxpayer Identification Number (EIN/TIN):<br><input type="text" value="54-0787833"/>   | * c. Organizational DUNS:<br><input type="text" value="0748376260000"/>  |  |
| <b>d. Address:</b>   |  |  |
| * Street1: <input type="text" value="3700 Pender Drive"/>  | Street2: <input type="text"/>  |  |
| * City: <input type="text"/>   | County/Parish: <input type="text" value="Fairfax"/>  |  |
| * State: <input type="text" value="VA: Virginia"/>   | Province: <input type="text"/>   |  |
| * Country: <input type="text" value="USA: UNITED STATES"/>   | * Zip / Postal Code: <input type="text" value="22030-7442"/>   |  |
| <b>e. Organizational Unit:</b>   |  |  |
| Department Name:<br><input type="text" value="Housing&amp; Community Development"/>  | Division Name:<br><input type="text" value="Grants Management"/>   |  |
| <b>f. Name and contact information of person to be contacted on matters involving this application:</b>  |  |  |
| Prefix: <input type="text" value="Mrs."/>  | * First Name: <input type="text" value="Laura"/>   |  |
| Middle Name: <input type="text"/>  | * Last Name: <input type="text" value="Lazo"/>   |  |
| Suffix: <input type="text"/>   | Title: <input type="text" value="Associate Director, Grants Management"/>  |  |
| Organizational Affiliation:<br><input type="text"/>  |  |  |
| * Telephone Number: <input type="text" value="703-246-5166"/>  | Fax Number: <input type="text" value="703-246-5115"/>  |  |
| * Email: <input type="text" value="Laura.Lazo@fairfaxcounty.gov"/>   |  |  |

| Application for Federal Assistance SF-424  |  |
|--|--|
| <p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <p>B: County Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>                                     |  |
| <p><b>* 10. Name of Federal Agency:</b></p> <p>Department of Housing &amp; Urban Development</p>   |  |
| <p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <p>14-239</p> <p>CFDA Title:</p> <p>HOME Investment Partnerships Program</p>  |  |
| <p><b>* 12. Funding Opportunity Number:</b></p> <p>Not Applicable</p> <p>* Title:</p> <p>Not Applicable</p>  |  |
| <p><b>13. Competition Identification Number:</b></p> <p>Not Applicable</p> <p>Title:</p> <p>Not Applicable</p>   |  |
| <p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <p><input type="text"/></p> <p><input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p> |  |
| <p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <p>Acquisition, rehabilitation, new construction and tenant-based rental assistance to increase and preserve affordable housing.</p>   |  |
| <p>Attach supporting documents as specified in agency instructions.</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>                                |  |

| Application for Federal Assistance SF-424   |   |
|---|---|
| <b>16. Congressional Districts Of:</b>  |   |
| * a. Applicant  | [Redacted]  |
| * b. Program/Project  | [Redacted]  |
| Attach an additional list of Program/Project Congressional Districts if needed.   |   |
| [Text Box]  | <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> |
| <b>17. Proposed Project:</b>  |   |
| * a. Start Date:  | [07/01/2019]  |
| * b. End Date:  | [06/30/2020]  |
| <b>18. Estimated Funding (\$):</b>  |   |
| * a. Federal  | [1,940,695.00]  |
| * b. Applicant  | [Redacted]  |
| * c. State  | [Redacted]  |
| * d. Local  | [Redacted]  |
| * e. Other  | [Redacted]  |
| * f. Program Income   | [370,882.00]  |
| * g. TOTAL  | [2,311,577.00]  |
| <b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>   |   |
| <input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on   | [Redacted]  |
| <input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.   |   |
| <input type="checkbox"/> c. Program is not covered by E.O. 12372.   |   |
| <b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>  |   |
| <input type="checkbox"/> Yes  | <input checked="" type="checkbox"/> No  |
| If "Yes", provide explanation and attach  |   |
| [Text Box]  | <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> |
| <b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b> |   |
| <input checked="" type="checkbox"/> ** I AGREE  |   |
| ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.   |   |
| <b>Authorized Representative:</b>   |   |
| Prefix:   | [Mr.] * First Name: [Bryan]   |
| Middle Name:  | [J.]  |
| * Last Name:  | [Hill]  |
| Suffix:   | [ ]   |
| * Title:  | [County Executive]  |
| * Telephone Number:   | [703-324-2536] Fax Number: [703-324-3956]   |
| * Email:  | [Bryan.Hill@fairfaxcounty.gov]  |
| * Signature of Authorized Representative:   | [Redacted] * Date Signed: [Redacted]  |

**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

| Application for Federal Assistance SF-424  |  |  |
|--|--|--|
| * 1. Type of Submission:<br><input type="checkbox"/> Preapplication<br><input checked="" type="checkbox"/> Application<br><input type="checkbox"/> Changed/Corrected Application | * 2. Type of Application:<br><input checked="" type="checkbox"/> New<br><input type="checkbox"/> Continuation<br><input type="checkbox"/> Revision | * If Revision, select appropriate letter(s):<br><input type="text"/><br>* Other (Specify):<br><input type="text"/> |
| 3. Date Received by State: <input type="text"/>  | 4. Applicant Identifier: <input type="text"/>  |  |
| 5a. Federal Entity Identifier: <input type="text"/>  | 5b. Federal Award Identifier: <input type="text"/>   |  |
| <b>State Use Only:</b>   |  |  |
| 6. Date Received by State: <input type="text"/>  | 7. State Application Identifier: <input type="text"/>  |  |
| <b>8. APPLICANT INFORMATION:</b>   |  |  |
| * a. Legal Name: <input type="text" value="Fairfax County, Virginia"/>   |  |  |
| * b. Employer/Taxpayer Identification Number (EIN/TIN):<br><input type="text" value="54-0787833"/>   | * c. Organizational DUNS:<br><input type="text" value="0748376260000"/>  |  |
| <b>d. Address:</b>   |  |  |
| * Street1: <input type="text" value="3700 Pender Drive"/>  | Street2: <input type="text"/>  |  |
| * City: <input type="text"/>   | County/Parish: <input type="text" value="Fairfax"/>  |  |
| * State: <input type="text" value="VA: Virginia"/>   | Province: <input type="text"/>   |  |
| * Country: <input type="text" value="USA: UNITED STATES"/>   | * Zip / Postal Code: <input type="text" value="22030-7442"/>   |  |
| <b>e. Organizational Unit:</b>   |  |  |
| Department Name:<br><input type="text" value="Housing&amp; Community Development"/>  | Division Name:<br><input type="text" value="Grants Management"/>   |  |
| <b>f. Name and contact information of person to be contacted on matters involving this application:</b>  |  |  |
| Prefix: <input type="text" value="Mrs."/>  | * First Name: <input type="text" value="Laura"/>   |  |
| Middle Name: <input type="text"/>  | * Last Name: <input type="text" value="Lazo"/>   |  |
| Suffix: <input type="text"/>   | Title: <input type="text" value="Associate Director, Grants Management"/>  |  |
| Organizational Affiliation:<br><input type="text"/>  |  |  |
| * Telephone Number: <input type="text" value="703-246-5166"/>  | Fax Number: <input type="text" value="703-246-5115"/>  |  |
| * Email: <input type="text" value="Laura.Lazo@fairfaxcounty.gov"/>   |  |  |

| Application for Federal Assistance SF-424   |  |
|---|--|
| <p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <p>B: County Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>                                |  |
| <p><b>* 10. Name of Federal Agency:</b></p> <p>Department of Housing &amp; Urban Development</p>  |  |
| <p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <p>14-231</p> <p>CFDA Title:</p> <p>Emergency Solutions Grant Program</p>  |  |
| <p><b>* 12. Funding Opportunity Number:</b></p> <p>Not Applicable</p> <p>* Title:</p> <p>Not Applicable</p>   |  |
| <p><b>13. Competition Identification Number:</b></p> <p>Not Applicable</p> <p>Title:</p> <p>Not Applicable</p>  |  |
| <p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <p> <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </p> |  |
| <p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <p>Emergency Solutions Grant</p>  |  |
| <p>Attach supporting documents as specified in agency instructions.</p> <p> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </p>                         |  |

| Application for Federal Assistance SF-424   |   |
|---|---|
| <b>16. Congressional Districts Of:</b>  |   |
| * a. Applicant  | [Redacted]  |
| * b. Program/Project  | [Redacted]  |
| Attach an additional list of Program/Project Congressional Districts if needed.   |   |
| [Text Box]  | <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> |
| <b>17. Proposed Project:</b>  |   |
| * a. Start Date:  | 07/01/2019  |
| * b. End Date:  | 06/30/2020  |
| <b>18. Estimated Funding (\$):</b>  |   |
| * a. Federal  | 473,009.00  |
| * b. Applicant  | [Redacted]  |
| * c. State  | [Redacted]  |
| * d. Local  | [Redacted]  |
| * e. Other  | [Redacted]  |
| * f. Program Income   | [Redacted]  |
| * g. TOTAL  | 473,009.00  |
| <b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>   |   |
| <input checked="" type="checkbox"/> a.  | This application was made available to the State under the Executive Order 12372 Process for review on [Redacted].                            |
| <input type="checkbox"/> b.   | Program is subject to E.O. 12372 but has not been selected by the State for review.   |
| <input type="checkbox"/> c.   | Program is not covered by E.O. 12372.   |
| <b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>  |   |
| <input type="checkbox"/> Yes  | <input checked="" type="checkbox"/> No  |
| If "Yes", provide explanation and attach  |   |
| [Text Box]  | <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> |
| <b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b> |   |
| <input checked="" type="checkbox"/> ** I AGREE  |   |
| ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.   |   |
| <b>Authorized Representative:</b>   |   |
| Prefix:   | Mr. [Dropdown] * First Name: Bryan  |
| Middle Name:  | J.  |
| * Last Name:  | Hill  |
| Suffix:   | [Dropdown]  |
| * Title:  | County Executive  |
| * Telephone Number:   | 703-324-2536  |
| Fax Number:   | 703-324-3956  |
| * Email:  | Bryan.Hill@fairfaxcounty.gov  |
| * Signature of Authorized Representative:   | [Redacted]  |
| * Date Signed:  | [Redacted]  |

## ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

**Major rehabilitation/conversion** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

**Essential Services and Operating Costs** – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

**Renovation** – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services ( including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

**Matching Funds** – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

**Confidentiality** – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

**Consolidated Plan** – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

**Discharge Policy** – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

**CERTIFICATION REGARDING LOBBYING**

**Certification for Contracts, Grants, Loans, and Cooperative Agreements**

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

**Statement for Loan Guarantees and Loan Insurance**

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

|  |                     |
|--|---------------------|
| <b>* APPLICANT'S ORGANIZATION</b><br>Fairfax County, VA      |                     |
| <b>* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE</b> |                     |
| Prefix: Mr.  | * First Name: Bryan |
| Middle Name: J.  |                     |
| * Last Name: Hill  | Suffix:             |
| * Title: County Executive                                    |                     |
| <b>* SIGNATURE:</b>  | <b>* DATE:</b>      |

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 01/31/2019

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

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Prescribed by OMB Circular A-102

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. § 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

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|---|---------------------------|
| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL<br><br> | TITLE<br>County Executive |
| APPLICANT ORGANIZATION<br>Fairfax County            | DATE SUBMITTED<br>        |

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**ASSURANCES - NON-CONSTRUCTION PROGRAMS**

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.

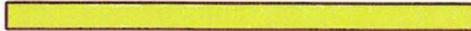
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
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13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
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| SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL<br> | TITLE<br>County Executive  |
| APPLICANT ORGANIZATION<br>Fairfax, Virginia  | DATE SUBMITTED<br> |

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