

**CONSOLIDATED PLAN
ONE-YEAR ACTION PLAN**

FOR

FY 2019

(July 1, 2018 – June 30, 2019)



A Publication of Fairfax County, VA
Fairfax County, Virginia

*[Approved by the Board of Supervisors on June 19, 2018;
Approved by HUD October 1, 2018]*

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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 2019 (FY 2019 One-Year Action Plan) is intended to help facilitate citizen review and comment. This 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). It is for the fourth 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.

This FY 2019 One-Year Action Plan covers the period July 1, 2018 - June 30, 2019, and describes how Fairfax County intends to use the Federal Funds to meet the needs established in the Consolidated Plan.

2. Summarize the objectives and outcomes identified in the Plan

The priority housing needs identified in the Consolidated Plan and in this FY 2019 One-Year Action Plan are consistent with the priority needs identified in the 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.

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.

The elderly are the fastest growing age segment in Fairfax County and are projected to comprise 21.6 percent of the County's population by the year 2020. Elderly homeowners make up a significant portion of the low-income households experiencing housing problems, including housing cost burden.

Persons with physical or mental disabilities require special attention as this group is likely to have both service and housing needs. 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). 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.

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 2017 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, 2016 - June 30, 2017.

Highlights of accomplishments in FY 2017 include:

- **Housing Blueprint**: The Fairfax County Redevelopment and Housing Authority (FCRHA) implemented the FY 2017 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 2017 goals of Fairfax County's Ten-Year Plan to Prevent and End Homelessness. A total of 244 formerly homeless households received permanent housing in FY 2017. Of the total formerly homeless households provided with permanent housing, a total of 139 (57 percent) were beneficiaries of rent subsidies and/or other supportive services provided by either the FCRHA or the Fairfax County Department of Housing and Community Development (HCD).
- **Moving to Work (MTW)**: In FY 2017, the FCRHA continued to implement several activities that required MTW flexibility. These activities included (1) reducing the frequency of reexaminations for continued participation in both the Public Housing program (now, Fairfax County Rental Program-Project Based Voucher program – FCRP-PBV) and the Housing Choice Voucher (HCV) program, (2) eliminating the Earned Income Disregard Calculation, and (3) beginning streamlined inspections of HCV units. The FCRHA also established a 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 provided HCV subsidies, and 21 were put into public housing (PH), including the FCRP-PBV program.

- Bridging Affordability: Implementation of the Bridging Affordability program continued in FY 2017. 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 2017, a total of 65 new households were leased up under the program. The average income of all households under the program is \$18,862 or 17.3 percent of the AMI for a family of four.
- Affordable Housing Preservation: As of June 30, 2017, a total of 3,000 units had been preserved under the Board of Supervisors' Affordable Housing Preservation Initiative. Purchases in FY 2017 by the FCRHA and non-profit affordable housing providers financed with CDBG and HOME funds preserved 214 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 and HCD operate four principal affordable housing programs: the FCRP-PBV and HCV programs, the Fairfax County Rental Program (FCRP) and the Bridging Affordability Program. The average household income served in these programs in FY 2017 was \$22,594, which was approximately 23 percent of the AMI for a family of three and met the federal definition of "extremely low income." A total of 17,499 individuals were housed in the FCRP-PBV, HCV and FCRP programs in FY 2017.

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 on April 30, 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.

Per the Citizen Participation Plan, the County provided opportunities for and encouraged citizen participation from all sectors of the community in developing this FY 2019 One-Year Action Plan. Particular emphasis was placed on participation by citizens whose household incomes are below the federal poverty line, citizens with low- and moderate-incomes who 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 information and records relating to the proposed FY 2019 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, press releases, and a stakeholder newsletter. Outreach was also conducted through various community newspapers, including minority and foreign language publications.

Prior to the approval of this FY 2019 One-Year Action Plan by the Board of Supervisors on June 19, 2018, citizens were notified of opportunities to comment on housing, community development, public services and the population and program priority needs to be addressed by community-based organizations, as well as on the proposed FY 2019 One-Year Action Plan. Citizens were notified of opportunities to provide input in person or in writing at public hearings and public meetings, as well as by directly contacting the HCD.

Citizen input was received at a public hearing held by the Consolidated Community Funding Advisory Committee (CCFAC) on November 14, 2017, for public comments on housing, community development and the needs for public services to be provided by community-based organizations. The CCFAC is composed of representatives from a variety of boards, authorities and commissions. Membership may also include representation from human services provider groups, and consumer and community organizations, as appropriate. Members are appointed by the County Executive and serve for three year terms.

Citizen input also was received at a second public hearing held by the Board of Supervisors on March 20, 2018, to allow an additional opportunity for public comment on the FY 2019 One-Year Action Plan. Citizens were encouraged again to express their views on housing and community development needs, fair housing and the proposed community development programs. A Draft Consolidated Plan One-Year Action Plan for FY 2019 was released and distributed on February 6, 2018, to meet the federal requirement of a 30-day public comment period which ended on March 20, 2018.

5. Summary of public comments

At the public hearing held by the CCFAC on November 14, 2017, citizens presented testimonies and comments concerning services for residents with very low household incomes, adults and youth with autism, and residents with limited English language proficiency. Testimonies were provided by and on behalf of (1) Service Source, (2) Britepaths (formerly, Our Daily Bread), (3) The Literacy Council of Northern Virginia, (4) Annandale Christian Community for Action, and (5) the Fairfax County Human Services Council. The concerns, needs and priorities discussed at the November 14, 2017 public hearing included:

- There are more than 3,000 students with autism enrolled in Fairfax County Public Schools.
- There is a need for more assistance for programs focusing on employment readiness of youth and adults with autism, and the availability of employment opportunities for them.
- There is a 5 to 7 year waiting list for affordable housing through HCD-administered programs.
- There is a connection between lack of English proficiency and poverty.
- The effect of having unmet human services needs and unmet essential basic needs are different for different people.
- There are needs for:
 - more funding for affordable housing affordable to lower income residents;
 - more integrated comprehensive supportive services from various non-profit service providers and government programs for self-sufficiency and financial counseling;

- promotion and encouragement of collaboration between non-profits, and the private and government sectors;
- workforce development and apprenticeship programs;
- more adult language and literacy programs for residents with extremely low English language proficiency;
- industry-specific language skills training to allow for more promotional opportunities;
- the continuation of safety net services and assistance for low-income working families;
- more assistance for basic needs, such as for food and utilities;
- more affordable childcare; and
- self-advocacy training for unmet needs.

At the public hearing held by the Board of Supervisors on March 20, 2018, both oral and written testimonies were received from and on behalf of the (1) Korean Community Service Center, and (2) Edu-Futuro. Chairman Sharon Bulova invited all interested persons to present testimony about the Draft FY 2019 One-Year Action Plan. The needs and priorities discussed at the March 20, 2018 public hearing included:

- The need for more public services for the Asian community, including rental assistance and English as a Second Language classes;
- Increasing the funding allocation to the Consolidated Community Funding Pool (CCFP);
- The importance and success of the multicultural youth and parent programs and services funded through the CCFP, including:
 - High school student college prep,
 - Adult job training,
 - Immigrant and minority student networking and support system,
 - Youth leadership training,
 - Youth mentoring, and
 - Youth public speaking.

HCD 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 14, 2017, and March 20, 2018 were accepted and included in the final draft FY 2019 One-Year Action Plan submitted to the Board of Supervisors for approval.

7. Summary

Summary of Response to Comments Received at the Public Hearing Held on November 14, 2017.

The priorities for the CCFP are set for each two-year funding cycle. During the course of the CCFP priority-setting process for FY 2019 - FY 2020, the CCFAC received information from Fairfax County staff on the trends and emerging needs affecting the human services system in its delivery of services. Based on the data provided by the staff and the public input received, the CCFAC revised the CCFP priorities and identified the targeted focus areas within each priority area for which competitive CCFP funding proposals were solicited for the FY 2019 – FY 2020 funding cycle.

The identified CCFP targeted focus areas represent growing needs within the human services system. Many of the comments shared at the November 14, 2017 public hearing on the FY 2019 One-Year Action Plan are addressed by the new CCFP targeted focus areas that were identified in the Request for Proposal issued for the FY 2019 – FY 2020 CCFP funding cycle. The CCFAC held its public hearing on November 14, 2017, prior to the December 4, 2017 competitive proposals due date for FY 2019 – FY 2020 CCFP funding. The CCFAC continued to emphasize the targeted focus areas and to encourage all applicant organizations to apply solely or collaboratively for funding of programs which will help meet the priority needs of the Fairfax County.

The needs and priorities identified at the public hearings are addressed by the Annual Goals and Objectives, described in AP-20 of this FY 2019 One-Year Action Plan.

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

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

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

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 the Fairfax County Department of Housing and Community Development (HCD). In addition to its role as a department of the County government which reports to the County Executive and the Board of Supervisors, HCD 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 state code.

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 HCD 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: (703) 385-3578

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 County and the FCRHA coordinated the development of the Housing Blueprint with the interagency Housing Options Group, which is comprised of a variety of County agencies and non-profit organizations, and is focused on developing housing opportunities for people experiencing homelessness. 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. Most recently, 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 Steering Committee:** The CCFAC overhauled the priority setting process for the FY 2019-2020 cycle to ensure that the approach is more aligned with existing human services efforts, reflects community input and supports the recommendations of the CCFP Steering Committee. Based on community feedback, supportive data, and human services outcome information provided by staff, the CCFAC identified and developed six new priority categories which were approved by the Fairfax County Board of Supervisors on June 20, 2017. These new priority categories were incorporated into the Request for Proposal (RFP) funding application packages for FY 2019-2020, which was released on October 2, 2017.

The CCFP Selection Advisory Committee (SAC) reviews and evaluates all proposals in response to the RFP for each fiscal year during the months of January through March preceding the beginning of the next two-year funding cycle. As part of the SAC process, committee members identify programs to be placed on a restoration of funds list. The identified programs receive additional funding for each year of the funding cycle if there are any unspent funds from allocations to other programs. The SAC also is charged with creating a contingency plan to mitigate against any shortfall that might occur as a result of a reduction in either the federal CDBG award or the Community Services Block Grant (CSBG) funding.

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 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 have been formed to address the specific needs of families and individuals who chronically experience homelessness, families with children, veterans and unaccompanied youth. These workgroups consist of professional and volunteer staff from relevant organizations, including government, nonprofit, businesses and faith communities. Significant initiatives implemented by these workgroups include the local 100k Homes campaign, the redesign of the intake and assessment system, and the national Mayors Challenge to End Veteran Homelessness.

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

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

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

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

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

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

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

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
14	Agency/Group/Organization	Cornerstones Housing Corporation
	Agency/Group/Organization Type	Housing Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Health Services - Education Services - Employment Service - Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
15	Agency/Group/Organization	GOOD SHEPHERD HOUSING AND FAMILY SERVICES INC.

	Agency/Group/Organization Type	Housing Services - Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
16	Agency/Group/Organization	Shelter House, Inc.
	Agency/Group/Organization Type	Housing Services - Housing Services - Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs

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

	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
19	Agency/Group/Organization	Madison Homes, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
20	Agency/Group/Organization	WESLEY HOUSING DEVELOPMENT CORPORATION
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

21	Agency/Group/Organization	Insight Property Group LLC
	Agency/Group/Organization Type	Housing Business Leaders Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
22	Agency/Group/Organization	INOVA Health System
	Agency/Group/Organization Type	Services-Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
23	Agency/Group/Organization	Federal Home Loan Mortgage Corporation
	Agency/Group/Organization Type	Housing Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
24	Agency/Group/Organization	Advisory Social Services Board
	Agency/Group/Organization Type	Services - Housing Services - Children Services - Elderly Persons Services - Persons with Disabilities Services - Persons with HIV/AIDS Services - Victims of Domestic Violence Services - Homeless Services - Health Services - Education Services - Employment Service - Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
25	Agency/Group/Organization	Fairfax County School Board
	Agency/Group/Organization Type	Services-Education Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
26	Agency/Group/Organization	Fairfax County Professional Fire Fighters and Paramedics, IAFF Local 2068
	Agency/Group/Organization Type	Employee Member Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
27	Agency/Group/Organization	Northern Virginia Association of REALTORS
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
28	Agency/Group/Organization	Tetra Partnerships
	Agency/Group/Organization Type	Commercial Real Estate
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
29	Agency/Group/Organization	Fairfax County Federation of Citizens Associations
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs

30	Agency/Group/Organization	AHOME
	Agency/Group/Organization Type	Housing Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
31	Agency/Group/Organization	Habitat for Humanity of Northern Virginia
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
32	Agency/Group/Organization	Northern Virginia Regional Commission
	Agency/Group/Organization Type	Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
33	Agency/Group/Organization	Virginia Housing Development Authority (VHDA)
	Agency/Group/Organization Type	Housing Other government - State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
34	Agency/Group/Organization	City of Alexandria, Virginia
	Agency/Group/Organization Type	Other government - Local

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

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

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

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

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

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

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

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

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 Action Plan.
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.
10-Year Plan to 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 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 Action Plan. This includes elements such as the Affordable Dwelling Unit and Workforce Housing programs.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200(c)

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

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 on April 30, 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.

Per the Citizen Participation Plan, the County provided opportunities for and encouraged citizen participation from all sectors of the community in developing this FY 2019 One-Year Action Plan. Particular emphasis was placed on participation by citizens whose household incomes are below the federal poverty line, citizens with low- and moderate-incomes who 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 information and records relating to the proposed FY 2019 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, press releases, and a stakeholder newsletter. Outreach was also conducted through various community newspapers, including minority and foreign language publications.

Prior to the approval of this FY 2019 One-Year Action Plan by the Board of Supervisors on June 19, 2018, citizens were notified of opportunities to comment on housing, community development, public services and the population and program priority needs to be addressed by community-based organizations, as well as on the proposed FY 2019 One-Year Action Plan. Citizens were notified of opportunities to provide input in person or in writing at public hearings and public meetings, as well as by directly contacting the HCD.

Citizen input was received at a public hearing held by the Consolidated Community Funding Advisory Committee (CCFAC) on November 14, 2017, for public comments on housing, community development and the needs for public services to be provided by community-based organizations. The CCFAC is composed of representatives from a variety of boards, authorities and commissions. Membership may also include representation from human services provider groups, and consumer and community organizations, as appropriate. Members are appointed by the County Executive and serve for three year terms.

Citizen input also was received at a second public hearing held by the Board of Supervisors on March 20, 2018, to allow an additional opportunity for public comment on the FY 2019 One-Year Action Plan. Citizens were encouraged again to express their views on housing and community development needs, fair housing and the proposed community development programs. A Draft Consolidated Plan One-Year Action Plan for FY 2019 was released and distributed on February 6, 2018, to meet the federal requirement of a 30-day public comment period which ended on March 20, 2018.

Citizen Participation Outreach

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	Minorities Non-English Speaking - Specify other language: Spanish, Vietnamese Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Representatives of the CCFAC, the FCRHA and the public attended the public hearing on November 14, 2017. All of the oral and written testimonies presented at the hearing were accepted and included in the final version of this FY 2019 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.	Testimony was received about the need for increased services for residents with (a) autism (b) very low household income, (c) limited English language proficiency, and/or (d) unmet human services and basic needs.	N/A	

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>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>All of the oral and written testimonies presented at the hearing were accepted and included in the final version of this FY 2019 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 was received about (a) the need for increased services, including rental assistance and English classes, for Asian residents, (b) the value and success of multicultural educational, job training, leadership development, and parenting programs funded through the CCFP, and (c) a request for an increase in the funding to be allocated to the CCFP.</p>	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The funding levels incorporated in the Draft FY 2019 One-Year Action Plan released for public comment were based on estimates of the Federal Funds to be awarded to Fairfax County for FY 2019, and estimated amounts of Program Income that will be available for use in FY 2019 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 2019 One-Year Action Plan if there was a difference between the estimates used in the Draft FY 2019 One-Year Action Plan and the actual Federal Funds awarded to Fairfax County and Program Income available for use by Fairfax County in FY 2019.

The Federal Funds awarded to Fairfax County for FY 2018 were used as estimates for FY 2019 until formal notification of the actual awards of Federal Funds for FY 2019 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. Formal notification of the actual awards for FY 2019 was received on May 1, 2018.

Federal Funding Allocations for FY 2019

If there is greater than a 10 percent difference between the estimated and actual CDBG, ESG and/or HOME funding awarded for FY 2019, the County's 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

All CDBG-funded activities are to be proportionally increased or 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 \$704,500.

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 remaining CDBG-funded activities.

HOME

All HOME-funded activities are to be proportionally increased or 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 remaining HOME funded activities.

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 2019

Excluding the guidance that was provided and approved by the Board of Supervisors on January 24, 2017, with respect to the use of Program Income from the North Hill project, all Program Income received from activities funded with CDBG and/or HOME in excess of the estimates is to be allocated as follows:

- 50% of the excess Program Income is to be allocated to the Rehabilitation of FCRHA Properties, and
- 50% of the excess Program Income is to be allocated to the CDBG/HOME Affordable Housing Request for Proposals.

Fairfax County requested citizen comment on this planned contingency process for the allocation of Federal Funds for FY 2019.

Table

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 Admin and Planning Economic Development Housing Public Improvements Public Services	5,574,509	794,300	2,148,909	8,517,718	8,517,718	<p>The annual award is based on the HUD notification of the FY 2018 / County FY 2019 grant award. The HUD notification was received from HUD on May 1, 2018.</p> <p>The Program Income allocation is based on historical average and projections from current activities.</p>
HOME	public - federal	Multifamily rental rehab TBRA	2,103,044	848,421	231,200	3,182,665	3,182,665	<p>The annual award is based on the HUD notification of the FY 2018 / County FY 2019 grant award. The HUD notification was received from HUD on May 1, 2018.</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	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	447,834	0	0	447,834	447,834	<p>The annual award is based on the HUD notification of the FY 2018 / County FY 2019 grant award. The HUD notification was received from HUD on May 1, 2018.</p> <p>The Program Income allocation is based on historical average and projections from current activities.</p>

Table 5 - Expected Resources – Priority Table

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

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

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

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

Additionally, the County created a Housing Trust Fund (HTF) in FY 1990, which is used to encourage and support the acquisition, preservation, development and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. The majority of all units developed with HTF financing are HOME eligible. Housing Trust Fund awards are anticipated in FY 2019. 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 FY 2019 One-Year Action Plan. Projects that are expected to be completed, under construction or in planning during the time covered by this FY 2019 One-Year Action Plan include the following:

Lincolnia Residences Renovation (Mason District): The scope of the project includes renovation of the building complex which provides space for three separate operations: 1) Senior Housing and Assisted Living managed by HCD, 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 residential portion is comprised of 26 units of affordable apartments for seniors, 52 beds of licensed Assisted Living, common areas for the Housing 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 I, renovation of Lincolnia Senior Center, was completed in FY 2016. Phase II, which includes trim work, cabinetry replacement, hot water heater replacement, the addition of electrical circuits, and other miscellaneous improvements, will be completed in FY 2019.

Lewinsville Center (Dranesville District): The planned redevelopment of the 8.6 acre McLean property includes demolition of the current facility and construction of two buildings which will: 1) create 82 units of “Independent Living” senior housing; 2) provide space for the FCHD Adult Day Care Center; 3) create two Child Day Care Centers; and 4) allow for the expansion of services through the existing Senior Center programs operated by the NCS. The residential component of the project will be developed and operated by a private developer under the Virginia Public Private Educational Facilities Infrastructure Act (PPEA). One building will contain affordable senior housing which will be constructed and operated at no cost to the County utilizing tax credits and a long term ground lease. The second building will be the community support building which will house the Senior Center, and the Adult and Child Day Care facilities. Completion of construction is anticipated for spring 2019.

North Hill (Mount Vernon District): The FCRHA has selected a private developer, under PPEA, for the development of the 35 acre North Hill site, which was acquired by the FCRHA in the 1980s. The selected developer received the necessary zoning approvals in FY 2018 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% tax credits by the Virginia Housing Development Authority, which provides a

critical part of the funding for the project. Negotiations are underway for the sale of the market-rate townhouse land bay, the sale proceeds of which will be used as development funding for the affordable units. Site plan preparation is underway. Negotiation of one or more additional agreements, including a Master Development Agreement, has 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 is underway to address the necessary electrical upgrades and will be completed in FY 2018. Phase II will address the majority of the renovations and will be completed in FY 2021.

Route 50/West Ox Road (Sully District): This project is the development of a one-acre County owned property located in the northwest quadrant of the Route 50/West Ox Road interchange to construct up to 30 units of permanent supportive housing for victims of domestic violence and/or formerly homeless individuals, including formerly homeless veterans.

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; a site plan for grading and drainage improvements; permits; basement water proofing and wall reinforcement; roofing and gutter replacements and repairs; one chiller replacement; repairs of cooling towers and control valves in central heating and cooling plants; and repairs of patios, walkways, stairs and retaining walls. Planned work includes site grading and drainage improvements; repaving parking lots; and improving reliability of the central plant systems. Additional basement waterproofing will be assessed after the grading and drainage improvements. The renovation effort began in FY 2017 and will continue through FY 2019.

Mount Vernon Gardens (Lee District): The scope of the project includes the renovation of the 34-unit Mount Vernon Gardens apartment complex. A Physical Needs Assessment study was completed in FY 2017, which resulted in the identification of health and safety items that are needed to keep the property operational for the next 7 – 10 years. The scope of the rehabilitation includes upgrade of the central water heating systems; replacement of the roof; limited upgrades of the electric system; repairs to the hand rail and guardrail; and replacement of a window in the common area.

Oakwood (Lee District): The scope of the project is to develop the 6.2 acres 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).

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. Proposals were received in response to the County's request for competing proposals to which responses were due on January 10, 2018. One of the competing proposals and the unsolicited proposal have been chosen by the Selection Advisory Committee for further evaluation and comparison. A final selection is expected before the start of fiscal year 2019.

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.

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 Affordable Rental Housing Community Services	CDBG: \$400,000 HOME: \$700,000 ESG: \$447,834	Rental units rehabilitated: 10 household housing units Tenant-based rental assistance / Rapid Rehousing: 1,735 households assisted
2	Special Needs	2016	2020	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$1,200,000 HOME: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 persons assisted Public service activities for Low/Moderate Income Housing Benefit: 20 household housing units assisted Rental units rehabilitated: 5 housing unit Tenant-based rental assistance / Rapid Rehousing: 30 households assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Working Families	2016	2020	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$300,000 HOME: \$300,000	Rental units rehabilitated: 2 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 23 Households Assisted
4	Workforce Housing	2016	2020	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation	CDBG: \$200,000 HOME: \$200,000	Rental units constructed: 200 household housing 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 HOME: \$0 ESG: \$0	Other: 1 Other
6	Poverty Reduction/Self Sufficiency	2016	2020	Non-Housing Community Development	Countywide	Community Services	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 1,100 persons assisted
7	Reinvestment	2016	2020	Non-Housing Community Development	Countywide	Administration and Planning	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 1 Other
8	Community Input	2016	2020	Institutional	Countywide	Administration and Planning	CDBG: \$250,000	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Homelessness
	Goal Description	<p><i>To End Homelessness in 10 Years by 2018</i></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"> • Housing opportunities created by turnover in federal resources: 90 • New housing opportunities (non-turnover): 15 <p>New homeless households served in local Bridging Affordability program: 45</p>
2	Goal Name	Special Needs
	Goal Description	<p><i>To Provide Affordable Options to Special Needs Populations</i></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.)</p> <p><u>Projected Outcomes:</u></p> <ul style="list-style-type: none"> • Housing opportunities created by turnover in federal resources: 78 • New housing opportunities (non-turnover): 114 <p>New special needs households served in the Bridging Affordability program: 32</p> <p>FCRHA-Fairfax County Rental Program – Seniors (turnover): 99</p>

3	Goal Name	Working Families
	Goal Description	<p><i>To Meet the Affordable Housing Needs of Low-income Working Families</i></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"> • New low-income households served in the Bridging Affordability program: 65 • Housing opportunities created by turnover in federal resources: 190 • Housing opportunities created by turnover in local housing resources: 200 <p>New housing opportunities (non-turnover): 100</p>
4	Goal Name	Workforce Housing
	Goal Description	<p><i>To Increase Workforce Housing through Creative Partnerships and Public Policy</i></p> <p>The County will address the need for nearly 50,000 net new housing units affordable to households earning up to 120 percent of AMI based on projected job growth through 2,032 (source: George Mason University) by bolstering existing resources and initiating other efforts.</p> <p><u>Projected Outcomes:</u></p> <p>New housing opportunities: 225</p>

5	Goal Name	Human Service System
	Goal Description	<p><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></p> <p>The County will 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	Goal Name	Poverty Reduction/Self Sufficiency
	Goal Description	<p><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></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 needed for jobs that pay enough wages for individuals and families to be self-sufficient, and that support family stability.</p> <p>2.3 Strengthen the provision and flexibility of supportive services for individuals to begin new jobs or continue in existing jobs by ensuring they have access to affordable child care, services for adults with disabilities and the elderly, transportation, English as a Second Language programs and/or other needed support.</p> <p>2.4 Support community efforts to develop and provide assistance to micro-enterprises and small businesses, reduce small business failures, and create and retain 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 is focused on maintaining, diversifying, and enhancing the County’s strong and vital community in order to sustain and foster economic prosperity.</p>

7	Goal Name	Reinvestment
	Goal Description	<p><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></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	Goal Name	Community Input
	Goal Description	<p><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></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 7 – Goal Descriptions

AP-35 Projects – 91.220(d)

Introduction

All Federal Funds and any subsequent leveraging of local and private resources for FY 2019 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 \$11.7 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 Acquisitions
11	Homeownership Program
12	Relocation Program
13	CHDO Set-Aside
14	Special Needs Housing
15	Emergency Solutions Grant
16	CDBG/HOME Affordable Housing Request For Proposals
17	North Hill

Table 8 – 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.

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

- Goal 1: To end homelessness in 10 years
- 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 2019 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 2019 One-Year Action Plan is for the fourth 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 is 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 9 – Project Summary

1	Project Name	Section 108 Loan Payments
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Reinvestment
	Needs Addressed	Affordable Rental Housing Community Services
	Funding	CDBG: \$1,099,481
	Description	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. The 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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	All beneficiary data related to each of the projects was reported in the CAPER for the year in which the project was completed.
	Location Description	Not applicable.
	Planned Activities	Matrix Code- 19F Planned Repayments of Section 108 Loans
2	Project Name	Fair Housing
	Target Area	Countywide

	Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	Needs Addressed	Community Services Administration and Planning
	Funding	CDBG: \$200,298 HOME: \$33,649
	Description	The funding will be used by the County's Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, fair housing outreach and education activities, and investigations of fair housing complaints. In addition, funds will be used in FY 2019 for activities that affirmatively further fair housing for FCRHA clients and tenants.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	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 2019.
	Location Description	Not applicable.
	Planned Activities	Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)
3	Project Name	Planning
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input

	Needs Addressed	Administration and Planning
	Funding	CDBG: \$694,548
	Description	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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Planning is a required administrative function of the CDBG entitlement that is not limited to a specific number and type of beneficiaries.
	Location Description	Not applicable.
	Planned Activities	Matrix Code- 20 Planning
4	Project Name	General Administration
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	Needs Addressed	Administration and Planning
	Funding	CDBG: \$955,055

	Description	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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The required administrative function of the CDBG entitlement is not limited to a specific number and type of beneficiaries.
	Location Description	Not applicable.
	Planned Activities	Matrix Code- 21A General Program Administration
5	Project Name	HOME Administration
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families
	Needs Addressed	Administration and Planning
	Funding	HOME: \$220,855
	Description	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.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Planning is a required administrative function of the HOME entitlement that is not limited to a specific number and type of beneficiaries.
	Location Description	Not applicable.
	Planned Activities	See description.
6	Project Name	Affordable Housing Fund (CCFP)
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	Funding	CDBG: \$704,500
	Description	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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The numbers of families and individuals assisted will vary depending on specific programs and activities. It is anticipated that a minimum of four 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 2019.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 14G Rehab: Acquisition
7	Project Name	Targeted Public Services (CCFP)
	Target Area	Countywide

Goals Supported	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation Community Services
Funding	CDBG: \$836,176
Description	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 or CDBG Participating Jurisdictions (Towns of Clifton, Herndon, and Vienna, and the City of Fairfax) 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.
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	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 2019.
Location Description	To be determined.
Planned Activities	Funding allocated to the CCFP for Targeted Public Services will be used to support programs to be provided in FY 2019. 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 2019 were submitted in December 2017. Distribution of the funding awards will begin in July 2018, as funds become available.
Project Name	Home Repair for the Elderly & Community Rehabilitation Programs

8	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency
	Needs Addressed	Homeownership Access and Rehabilitation
	Funding	CDBG: \$563,628
	Description	<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 elderly 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>
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	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 2019.
	Location Description	To be determined.
	Planned Activities	Matrix Codes- 14A Rehab: Single-Unit Residential; 14B Rehab: Multi-Unit Residential
	Project Name	Tenant Based Rental Assistance

9	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families
	Needs Addressed	Homeless Prevention and Rapid Re-Housing Affordable Rental Housing
	Funding	HOME: \$860,399
	Description	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).
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	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 2019.
	Location Description	To be determined
	Planned Activities	Provision of TBRA vouchers
10	Project Name	FCRHA Properties – Rehabilitation and/or Acquisition
	Target Area	Countywide
	Goals Supported	Special Needs Working Families Workforce Housing
	Needs Addressed	Affordable Rental Housing
	Funding	CDBG: \$214,120 HOME: \$436,321
	Description	Funding will be used to rehabilitate FCRHA residential properties and group homes 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.
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	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 2019.
	Location Description	To be determined
	Planned Activities	Matrix Code-14D Rehab: Other Public-Owned Residential Buildings
11	Project Name	Homeownership Program
	Target Area	Countywide
	Goals Supported	Working Families Workforce Housing
	Needs Addressed	Homeownership Access and Rehabilitation
	Funding	CDBG: \$788,851
	Description	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.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	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 2019.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 13 Direct Homeownership Assistance
12	Project Name	Relocation Program
	Target Area	Countywide

	Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency
	Needs Addressed	Affordable Rental Housing
	Funding	CDBG: \$598,614
	Description	The funding will be used to provide relocation benefits to residents of FCRHA owned property as needed to facilitate rehabilitation of housing units and the buildings in which the units are located. Funding may also be used to support the provision of federally mandated relocation and advisory services or reviews and technical assistance for CDBG- and HOME-funded non-profit development.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	The numbers of families assisted will vary depending on the specific needs for each activity. Large-scale rehabilitation of FCRHA owned multi-family properties typically involves some level of relocation for low- and moderate-income residents. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2019.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 08 Relocation
13	Project Name	CHDO Set-Aside
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing
	Needs Addressed	Affordable Rental Housing Homeownership Access and Rehabilitation
	Funding	HOME: \$315,457
	Description	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.

	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	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 2019.
	Location Description	To be determined based on applications.
	Planned Activities	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.
14	Project Name	Special Needs Housing
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	Funding	CDBG: \$726,593 HOME: \$300,000
	Description	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 elderly, are large families with severely limited housing options, are severely rent burdened or are victims of domestic violence. The HOME funding is earmarked to be included in the FY 2019 CDBG/HOME Affordable Housing Request for Proposals. (See Project 16)
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2019.
	Location Description	To be determined.

	Planned Activities	Typical past projects have included the removal of architectural barriers that restrict the mobility and accessibility of elderly persons or person with disabilities, and acquisition of housing units for the purpose of providing deed restricted, long-term affordable housing options for residents with special needs.
15	Project Name	Emergency Solutions Grant
	Target Area	Countywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing
	Funding	ESG: \$447,834
	Description	Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to fund activities that have a greater emphasis on preventing homelessness, and rapidly re-housing persons and families experiencing homelessness. Funds will be used to support all eligible Emergency Solutions Grant Program activities.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	More than 1,500 individuals are estimated to benefit from the ESG funded programs in FY 2019. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2019.
	Location Description	To be determined.
	Planned Activities	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, housing search and placements, and financial assistance for rental application fees, security deposits, last month's rents, utility deposits and payments, and moving costs.
16	Project Name	CDBG/HOME Affordable Housing Request For Proposals
	Target Area	Countywide

Goals Supported	Homelessness Special Needs Working Families Workforce Housing
Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation
Funding	CDBG: \$515,641 HOME: \$1,015,984
Description	The FY 2019 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 renters. The notice of funding availability will coincide with the availability of the CHDO funding for FY 2019.
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	<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"> • Incorporated Fairfax County's Consolidated Plan and Housing Blueprint goals; • Resulted in affordable housing that is accessible to persons with disabilities; • Served households with extremely low incomes (at or below 30 percent AMI); • Provided housing for families or individuals who are experiencing homelessness or who are at-risk of homelessness; • Provided housing for Seniors (62 and above); • Provided housing for youth transitioning out of foster care; or • Provided beneficiaries with direct access to public transportation and/or community retail centers and/or supportive services. <p>Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2019.</p>
Location Description	To be determined.

	Planned Activities	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.
17	Project Name	North Hill
	Target Area	North Hill area in Mount Vernon District
	Goals Supported	Working Families Workforce Housing Reinvestment
	Needs Addressed	Affordable Rental Housing Community Services
	Funding	CDBG: \$620,213
	Description	<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>
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	<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 2019.</p>

	Location Description	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.
	Planned Activities	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

Target Area	Percentage of Funds
Countywide	100

Table 10 - 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 Housing Blueprint as revised and updated for FY 2019 is attached in the Grantee Unique Appendices section of this document.

<i>One Year Goals for the Number of Households to be Supported</i>	
<i>Homeless</i>	150
<i>Non-Homeless</i>	1,005
<i>Special-Needs</i>	323
<i>Total</i>	1,478

Table 11 - One Year Goals for Affordable Housing by Support Requirement

<i>One Year Goals for the Number of Households Supported Through</i>	
<i>Rental Assistance</i>	924
<i>The Production of New Units</i>	499
<i>Rehab of Existing Units</i>	180
<i>Acquisition of Existing Units</i>	55
<i>Total</i>	1,658

Table 12 - 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 2019. The variety of need is portrayed through the different repairs needed and the estimated cost at these FCRP-PBV properties.

Barros Circle – complete replacements of failing concrete sidewalks, site lighting and kitchen appliances at an estimated cost of \$115,195

Colchester – complete replacements of kitchen appliances at an estimated cost of \$82,000

Greenwood II – complete replacements of site lighting and kitchen appliances at an estimated cost of \$291,820

Kingsley Park – complete replacements of kitchen appliances at an estimated cost of \$111,820

Robinson Square – complete replacement of HVAC systems at an estimated cost of \$211,165

Rosedale Manor – complete replacements of kitchen appliances, smoke detectors in all bedrooms, carbon monoxide detectors, balcony decking, timber retaining wall and walkways at an estimated cost of \$522,150

Tavenner Lane – complete replacements of HVAC systems at an estimated cost of \$45,620

Total planned capital funding expenditures for FY 2019 on FCRP-PBV units is \$1,379,770.

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

As a part of the THRIVE initiative, the Fairfax County Homeownership and Relocation Division (HRD) is developing an intake and counseling strategy for FCRP-PBV residents who have homeownership as a goal. For example, HRD plans to make efforts to recruit PHA residents into the program early in order to get Public Housing Authority (PHA) residents on the waiting list for the opportunity to purchase a home through the FCRHA Affordable Dwelling Unit (ADU) Program. This strategy increases the probability that they will have the opportunity to buy an affordable home before they earn too much money to be eligible for the ADU Program. PHA residents can earn up to 100 percent AMI, while ADUs are only available to those who earn up to 70 percent AMI. Residents moving from FCRP-PBV to homeownership will get the best long term “deal” if they are able to purchase a unit provided through the ADU program.

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 to ensure that every American has affordable, stable place to call home as established by the Opening Doors: 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. Our 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 2019, the Fairfax County Continuum of Care (COC) will continue working to enhance its coordinated referral system. The efforts to create a more coordinated system will mean that people have fair and equal access to homeless assistance programs, that they will be assessed in standardized ways across the community, that they will be prioritized and referred to the programs that best fit their needs, and that there will be a system in place to hold housing and service providers accountable to these processes. Regular monitoring and evaluation will be utilized to ensure continued system-wide improvement in effectiveness and efficiency. Assessment tools, such as the Vulnerability Index – Service Prioritization and Decision Assistance Tool (VI-SPDAT), will replace some existing forms so that individuals and families' needs will be better understood and the appropriate interventions can be applied more quickly. 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 2017, a bond referendum was approved to renovate or relocate four of the County's emergency shelters as part of the Capital Improvement Program. Planned renovations will make necessary repairs and enhancements to the facilities so that they are in safe, suitable conditions and ensure that they can meet the emergency shelter needs for individuals and families in the future. In FY 2016, Fairfax County's Office to Prevent and End Homelessness executed new contracts for the management of emergency

shelters by nonprofit organizations. The new contracts establish formal standards for the improvement of program performance with respect to shortening the lengths of stay and moving a greater percentage of households to permanent housing.

Transitional housing programs will continue to be evaluated for effectiveness and efficiency as per the goals of the Ten-Year Plan. As appropriate, transitional housing programs will be converted to permanent housing or will adapt services to meet the changing needs of special populations in the community's homeless population.

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.

In FY 2019, the Fairfax COC will continue to invest in rapid rehousing, permanent supportive housing and other permanent housing opportunities for people experiencing homelessness. Investments in permanent housing for people experiencing homelessness has proven effective in increasing the number of people moving to permanent housing from homelessness and shortening the length of stay in homelessness since the adoption of the Ten-Year Plan. The COC also will continue to work toward the achievement of the benchmarks defined by the United States Interagency Council on Homelessness and partners. Development of a Coordinated Entry System also is expected to continue facilitating quick returns to stable housing for individuals and families. Improvements to the homeless delivery system are also expected to continue reducing in the number of individuals identified as chronically experiencing homelessness.

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

Homelessness prevention remains a priority for the Fairfax COC. In FY 2018, resources were committed to homelessness prevention and shelter diversion assistance in the form of direct financial and rental assistance, as well as community case management and housing location. Under contracts with the Fairfax County Office to Prevent and End Homelessness that began in 2016, non-profit organizations will continue providing homelessness prevention and rapid rehousing assistance. Finally, the workgroups that further the development of the coordinated referral system will also have opportunities to find

better ways to help individuals and families avoid becoming homeless by reviewing intake and referral procedures in existing homeless assistance programs and connections with other systems of care.

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

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

The Fairfax County Board of Supervisors has adopted the following affordable housing goals as part of the Housing Blueprint:

- Goal 1: To end homelessness in 10 years
- 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; 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 Action Plan.

Actions planned to address obstacles to meeting underserved needs

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

- Locate housing resources for special needs 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 that is conveniently located near public transportation and community services for residents who are elderly or have disabilities;
- Encourage the creation of accessible housing for persons 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®ion_id=32931&accessibility=t); and
- Redesign of the 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

Based on data from the American Community Survey (ACS), Fairfax County has one of the highest median household incomes in the nation (estimated \$115,717 in 2016). However, there were an estimated 66,681 persons living in Fairfax County below the poverty level in 2016, which is an estimated 5.9 percent of the population.

The Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors to provide advice on the needs, concerns and aspirations of low-income persons and recommend policies that promote meaningful change. The following are goals established by CAAB:

- Identify, review and develop policies as they relate to low-income residents;
- Support increases in programs and services providing the greatest supports to low-income

- families and individuals, and actions that minimize reductions to such programs;
- Maximize opportunities to provide input based on identified priority areas; and
- Oversee the disposition of CSBG funds.

Specific programs administered by Fairfax County that help reduce the number of poverty-level families include the 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.

HCD 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.

As the gateway to the County's housing continuum, the Bridging Affordability program provides access to locally funded rental assistance for two to three 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. Rather than base eligibility on housing waitlist status, the County is considering a new approach to make eligibility for individuals with disabilities contingent upon achievement of service plan goals and no longer being in need of the level of care provided by the residential program. This approach would focus on individuals with disabilities who have stabilized their medical, mental health, and substance abuse conditions and/or developed basic adaptive skills, but do not have enough income to afford to move to more integrated housing as their recovery and growth continues. Priority would be given to individuals who would become homeless as a result of their discharge from a residential program but do not qualify for homeless services due to their length of stay in the residential program. This process

would free up resources for those waiting to receive more intensive residential services.

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. The County or a contracted entity could coordinate matches between individuals who need housing and persons with safe, decent rooms to rent. Individuals could receive guidance on what to look for in a housemate, what questions to ask, how to check references, and how to develop a rental agreement.

Finding a roommate is one of the major challenges to the progress of individuals with developmental disabilities seeking to access integrated, independent housing. In September 2017, the Northern Virginia Housing & Supportive Services Regional Implementation Team (NVHSSRT) 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 answers are reviewed by program administrators at Service Source and the Arc of Northern VA starts who match the applicant with potential roommates based on location and gender preferences, tobacco use, pet status, accessibility and transportation needs, rent and affordability requirements, move readiness and other characteristics. The applicant and/or their point of contact (POC) are informed by email of the potential matches. The program administrators email the profile to the potential roommates only when agreed by the applicant. Everyone involved receives tips on how to interview roommates and create roommate agreements. Further communication and any agreements reached are carried out by the applicant with support from their POC and the potential roommates. As the participation on Roommate i-Match grows, the NVHSSRT plans to host social activities and additional educational programs.

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 DFI includes the Diversion First Housing Project (DFHP) through which the CSB will provide clinical and supportive services while working collaboratively with New Hope Housing, Inc., a non-profit affordable housing provider. Case management and supportive services will be provided to help clients eliminate their involvement with the criminal justice system and improve their opportunities to obtain stable affordable housing. The case management and supportive services will be continued after the

clients receive stable housing.

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, HCD, DFS, and CAAB share responsibilities in combating poverty. HCD 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 2019 One-Year Action Plan is applicable are: 2017, 2018 and 2019.

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	794,300
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
Total Program Income:	794,300

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 Annual Action Plan.	95.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(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 2019 for homebuyer 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 2019 for homebuyer 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 HCD, 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 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.