



# CONSOLIDATED PLAN ONE-YEAR ACTION PLAN FOR COUNTY FY 2021 (FEDERAL FY 2020)

[FY 2021 One-Year Action Plan]

***Approved by the Fairfax County Board of Supervisors and  
Submitted to HUD on May 12, 2020***

*Prepared with community participation and under the guidance of the Consolidated Community Funding  
Advisory Committee*

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

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

The priority housing needs identified in the Consolidated Plan and in this FY 2021 One-Year Action Plan are consistent with the priority needs identified in Fairfax County's Housing Blueprint. The Housing Blueprint identifies the residents who have the greatest need as: 1) individuals and families experiencing homelessness; 2) persons with low- and extremely-low incomes; 3) persons with disabilities; and 4) seniors with low incomes. Pending adoption of the Housing Blueprint for FY 2021, a copy of the Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.

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

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

Senior homeowners make up a significant portion of the low-income households experiencing housing problems, including housing cost burden. Seniors are the fastest growing age segment in Fairfax County and were projected to comprise over 27 percent of the county's population by the year 2020.

Housing cost burden, overcrowding and inadequate living facilities are common problems faced by renters and owners with disabilities across income levels. Over two-thirds of renters and nearly two-thirds of owners with disabilities whose incomes are greater than 80 percent of the AMI had at least one housing problem (greater than 30 percent housing cost burden, overcrowding, or lack of complete kitchen and bathroom facilities). In addition to their housing needs, persons with physical or mental

One-Year Action Plan for FY 2021 (Federal FY 2020)

disabilities also are likely to have service needs. As with other segments, the lower the household income for persons with disabilities, the greater the disadvantages in finding and keeping housing in the current market. In addition, the Americans with Disabilities Act (ADA) and the Olmstead decision provide legal protections for persons with physical or mental disabilities that must be honored.

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

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

Highlights of accomplishments in Fiscal Year (FY) 2019 accomplishments include:

(A) Housing Blueprint: The FY 2019 Housing Blueprint set specific goals for preventing and ending homelessness, providing affordable housing to persons with special needs, providing housing for low-income working families and producing workforce housing. A total of 135 formerly homeless households received permanent housing, including 92 households (68 percent) received rent subsidies and/or other supportive services.

(B) Moving to Work (MTW): HUD approved the implementation of an amended MTW Plan, to modify the calculation of the family rent share; implement a Rental Assistance Demonstration Program (RAD) – Project-Based Voucher (PBV) shared housing program; and increase the initial maximum rent burden by 10 percent above the applicable Total Tenant Payment (TTP). "Work-able" and "Non Work-able" families were re-defined, the minimum rent for "Work-able" families was increased to \$220, the "Non Work-able" family rent share was increased to 32 percent of adjusted income, and a flat utility size allowance per bedroom was applied for all. The shared housing program enables the Fairfax-Falls Church Community Services Board (CSB) to continue matching individuals with disabilities for shared housing. Increased initial maximum tenant rents increased the housing options for Housing Choice Voucher (HCV) beneficiaries.

(C) Bridging Affordability: Rental subsidies were provided for households experiencing homelessness and persons on the county's affordable housing waiting lists; individuals with physical and sensory disabilities; and victims of domestic violence. A total of 83 new households were assisted. The average household income for the program beneficiaries in FY 2019 was \$19,809 (19 percent of the AMI for a family of four).

(D) Affordable Housing Preservation: In FY 2019, the Fairfax County Department of Housing and Community Development (DHCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA) used HOME, CDBG, and County funds to preserve a total of 457 units/beds via the financing of purchases by nonprofit and other affordable housing providers. All units preserved during FY 2019 have affordability periods of a minimum of 30 years. From April 2004 through June 2019, a total of 3,473 affordable housing units were preserved in Fairfax County. This is more than three times the original goal set by the Fairfax County Board of Supervisors (Board) in 2004 to preserve 1,000 units.

(E) Multifamily Rental Housing and Tenant Subsidy Programs: A total of 18,445 individuals were housed using the HCV or RAD-PBV subsidies, or in FCRP units. The average tenant household income in the FCRHA's major multifamily affordable rental housing and tenant subsidy programs was \$26,422, (approximately 27 percent of the AMI for a family of four). As a Moving to Work (MTW) Public Housing Authority, the FCRHA is granted flexibility to test innovative, locally designed strategies to improve cost-effectiveness and help families achieve self-sufficiency.

(F) Special Needs Housing: The FCRHA leases 10 buildings to the CSB for use to provide a combined total of up to 33 beds of emergency housing, intermediate care facility housing and group housing, and up to 58 units of supportive housing, supervised supportive housing and transitional housing for people with special needs.

(G) Senior Housing: A newly constructed 82-unit senior rental housing community was opened, in which tenant eligibility for occupancy is restricted to persons 62 years of age or older with household income at or below 50 percent of the AMI. The complex includes 8 units that are accessible for seniors with disabilities and 22 units that are subsidized with federal PBVs.

(H) Communitywide Housing Strategic Plan: The Communitywide Housing Strategic Plan identifies long-term strategies, tools, policies and resources needed to develop and preserve affordable housing in the county. A copy of the Communitywide Housing Strategic Plan may be found in the Grantee Unique Appendices section. The Affordable Housing Resources Panel (AHRP), a panel of stakeholders appointed by the Board of Supervisors, is tasked with recommending an achievable goal for new housing units over the next 15 years and identifying resources and strategies to achieve this goal. In March 2019, the AHRP presented recommendations for Phase II of the Communitywide Housing Strategic Plan.

Key recommendations presented to the Board of Supervisors include:

- A goal of producing a minimum of 5,000 new homes affordable to households earning up to 60 percent of AMI over the next 15 years;
- An increase in the “Penny for Affordable Housing Fund” by the equivalent of one additional cent on the real estate tax rate;
- A priority use of the current “half penny” for preservation projects;
- A goal of no net loss of existing “market affordable” rental apartments; and
- Housing affordability as a critical element of the Countywide Strategic Plan, which is currently in development.

In May 2019, the Fairfax County Board of Supervisors adopted the Fairfax County budget for FY 2020. The budget made a significant down payment on additional resources for affordable housing that were recommended by AHRP. Highlights from the FY 2020 budget included adding additional one-time funding of \$5 million to the Housing Blueprint for FY 2020 and creating a new staff position to serve as a liaison between housing and land use agencies.

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

The Board adopted a Citizen Participation Plan to guide public input and participation in the Consolidated Plan process. *A copy of the full Citizen Participation Plan may be found in the Grantee Unique Appendices section.* As a part of the Citizen Participation Plan, the Board established the Consolidated Community Funding Advisory Committee (CCFAC) which currently is composed of representatives of interest groups, community organizations, a variety of boards, authorities and commissions, and the Fairfax County Equity Officer, each appointed by the County Executive to serve for three-year terms. CCFAC responsibilities include soliciting community input on the identification of community needs, advising the Board on the development and implementation of consolidated plans, coordinating and implementing the countywide Consolidated Community Funding Pool (CCFP) solicitation process (including targeted focus areas, selection criteria and performance measures), and

coordinating with the Community Action Advisory Board (CAAB) in implementation of the Community Services Block Grant (CSBG) process.

Citizens were notified of the opportunity to help identify housing, community development and other human services needs to be addressed by this FY 2021 One-Year Action Plan by providing comment in writing to DHCD or in person at a public hearing held by the CCFAC on November 12, 2019. A Draft FY 2021 One-Year Action Plan was released and distributed on January 20, 2020, for public review and comment prior to the end of the public comment period on March 24, 2020, which exceeded the Citizen Participation Plan requirement of a 30-day public comment period. Prior to the approval of this FY 2021 One-Year Action Plan by the Board on May 12, 2020, citizens also were notified of the opportunity to provide input on the Draft FY 2021 One-Year Action Plan in writing or in person at a public hearing held by the Board on March 24, 2020.

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

At the public hearing held by the CCFAC on November 12, 2019, citizens presented testimonies and comments concerning the County's housing and community development needs to be addressed in the FY 2021 One-Year Action Plan. Testimonies were provided by and on behalf of the following organizations: The Literacy Council of Northern Virginia, Ken McMillon, the National Capital Citizens with Low Vision, the Unitarian Universalist Congregation of Fairfax, the South County Task Force for Human Services, and Donald Brown. *The community concerns, needs and priorities identified at the public hearing held by the CCFAC on November 12, 2019, are summarized in the Citizens Participation Comments Appendix section.*

The Board held a public hearing on March 24, 2020, to receive both oral and written comments on the Draft One-Year Action Plan for FY 2021 and the proposed uses of federal and local funding to advance affordable housing and human services countywide. There were no public comments presented at the public hearing held by the Board on March 24, 2020. *The community concerns, needs and priorities identified during the public comment period prior to the public hearing held by the Board are summarized in the Citizens Participation Comments Appendix section.* During the public hearing, a Board member asked the County Executive to review the funding allocations in the Draft One-Year Action Plan for FY 2021 to identify any adjustments that can be made to shift more funding to address needs created or increased by the Coronavirus pandemic.

## **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 12, 2019, and March 24, 2020 were accepted and included in the final draft of the FY 2021 One-Year Action Plan submitted to the Board for approval.

## **7. Summary**

The overall needs and priorities identified at the public hearings held on November 12, 2019 and March 24, 2020 are addressed by the Annual Goals and Objectives, described in AP-20 of this FY 2021 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	Department of Housing and Community Development

**Table 1 – Responsible Agencies**

### Narrative

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

Every five years, the Board 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 Federal Funds to meet the needs and priorities identified in the Consolidated Plan. The Consolidated Plans and One-Year Action Plans are prepared by DHCD staff through an intensive citizen involvement process under the leadership of the CCFAC. Annually, a Consolidated Annual Performance Evaluation Report is submitted to HUD detailing how Federal Funds were spent and the accomplishments achieved.

### Consolidated Plan Public Contact Information

Fairfax County Department of Housing and Community Development  
3700 Pender Drive, Suite 300  
Fairfax, Virginia 22030  
*Thomas Fleetwood, Director*  
Telephone: (703) 246-5100 or TTY: 711

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

### **1. Introduction**

**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(l))**

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

- **Housing Blueprint:** The main body overseeing the development of the Housing Blueprint is the Affordable Housing Advisory Committee, which includes representatives of the FCRHA, the CSB, the Disability Services Board, the county's Homelessness Governing Board, many non-profit housing providers, the business community and others.
- **Moving to Work/THRIVE Initiative:** The FCRHA has convened a THRIVE Advisory Committee, which assists in the development and implementation of activities related to the FCRHA's Moving to Work designation. The THRIVE Advisory Committee was instrumental in creating the strategic framework for the FCRHA's response to federal budget sequestration in the Housing Choice Voucher and FCRP-PBV programs.
- **Consolidated Community Funding Pool (CCFP):** CDBG Targeted Public Services funds are combined with CSBG and local county funds to support programs funded through the competitive CCFP funding process. Department of Procurement and Material Management staff work closely with the CCFAC and other county agencies in all aspects of the administration of the CCFP and the competitive funding process. The county received 157 competitive CCFP funding proposals for the FY 2021 – FY 2022 funding cycle. Each proposal was reviewed and evaluated by a Selection Advisory Committee, which recommended that funding be awarded to 119 programs. Each of the recommended programs addresses one or more of the CCFP categories that were identified with community input and included 9 human services programs providing targeted public services to be funded by CDBG.

**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.**

Management, coordination and day-to-day monitoring of the local plan to prevent and end homelessness is done by a section of DHCD which was formerly the Office to Prevent and End Homelessness (OPEH), a separate county agency. OPEH, pending approval by the Board of Supervisors of the FY 2021 budget, will be merged with DHCD effective July 1, 2020. The responsibilities formerly carried out by OPEH will be carried out by DHCD beginning in FY 2021. DHCD will continue to assure coordinated execution of the work of the Continuum of Care (CoC) and the many interagency workgroups functioning within the CoC.

Workgroups are formed to address the specific needs of families and individuals experiencing homelessness, such as those who chronically experience homelessness, families with children, veterans, and unaccompanied youth. These workgroups consist of professional staff and volunteers from relevant One-Year Action Plan for FY 2021 (Federal FY 2020)

organizations, including government, nonprofit, businesses, and faith communities. Significant initiatives recently implemented by these workgroups include the development of new system of Coordinated Entry policies and procedures. In FY 2021, the CoC will work to end chronic homelessness, as part of the national "Built for Zero" effort.

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

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

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

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Redevelopment and Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	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
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Community Action Advisory Board</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims

<b>What section of the Plan was addressed by Consultation?</b>	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
--	--

<b>3</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Public Schools/PTA/Schools Community</b>
	<b>Agency/Group/Organization Type</b>	Child Welfare Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	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
<b>4</b>	<b>Agency/Group/Organization</b>	<b>Fairfax-Falls Church Community Partnership on Ending Homelessness</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
5	<b>Agency/Group/Organization</b>	<b>Fairfax County Health Care Advisory Board</b>
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	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
5	<b>Agency/Group/Organization</b>	<b>Fairfax-Falls Church Community Services Board</b>
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with Disabilities Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	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
6	<b>Agency/Group/Organization</b>	<b>Fairfax County Alliance for Human Services</b>

	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	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
7	<b>Agency/Group/Organization</b>	<b>Fairfax County Human Services Council</b>
	<b>Agency/Group/Organization Type</b>	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

	<b>What section of the Plan was addressed by Consultation?</b>	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
8	<b>Agency/Group/Organization</b>	<b>Fairfax Area Disability Services Board</b>
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>Fairfax Area Commission on Aging</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	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
10	<b>Agency/Group/Organization</b>	<b>FCRHA Resident Advisory Council</b>

	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
11	<b>Agency/Group/Organization</b>	<b>SkillSource Group, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Services-Employment Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development

12	<b>Agency/Group/Organization</b>	<b>Northern Virginia Affordable Housing Alliance</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
13	<b>Agency/Group/Organization</b>	<b>Cornerstones Housing Corporation</b>
	<b>Agency/Group/Organization Type</b>	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

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
--	--	---

<b>14</b>	<b>Agency/Group/Organization</b>	<b>Good Shepherd Housing &amp; Family Services, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>15</b>	<b>Agency/Group/Organization</b>	<b>Shelter House</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
<b>16</b>	<b>Agency/Group/Organization</b>	<b>Fairfax Area Christian Emergency &amp; Transitional Services (FACETS)</b>

	<b>Agency/Group/Organization Type</b>	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
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
17	<b>Agency/Group/Organization</b>	<b>New Hope Housing, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
18	<b>Agency/Group/Organization</b>	<b>Madison Homes, Inc.</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
19	<b>Agency/Group/Organization</b>	<b>Wesley Housing Development Corporation</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing

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

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

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
28	<b>Agency/Group/Organization</b>	<b>Fairfax County Federation of Citizens Associations</b>
	<b>Agency/Group/Organization Type</b>	Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
29	<b>Agency/Group/Organization</b>	<b>AHOME</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
30	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity of Northern Virginia</b>
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
31	<b>Agency/Group/Organization</b>	<b>Northern Virginia Regional Commission</b>
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
32	<b>Agency/Group/Organization</b>	<b>Virginia Housing Development Authority (VHDA)</b>
	<b>Agency/Group/Organization Type</b>	Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
33	<b>Agency/Group/Organization</b>	<b>City of Alexandria</b>

	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
34	<b>Agency/Group/Organization</b>	<b>Arlington County</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>Prince William County Department of Housing and Community Development</b>
	<b>Agency/Group/Organization Type</b>	Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>Loudon County</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>Montgomery County</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	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
<b>38</b>	<b>Agency/Group/Organization</b>	<b>Prince George's County - DHCD</b>
	<b>Agency/Group/Organization Type</b>	Other government - County Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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
<b>39</b>	<b>Agency/Group/Organization</b>	<b>District of Columbia Department of Housing and Community Development</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>City of Falls Church</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>Town of Vienna</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>Town of Herndon</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>City of Fairfax</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local

	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>Town of Clifton</b>
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>Metropolitan Washington Council of Governments</b>
	<b>Agency/Group/Organization Type</b>	Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	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	<b>Agency/Group/Organization</b>	<b>Virginia Department of Housing and Community Development</b>
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	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

**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	FCRHA/Department of Housing and Community Development	The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this FY 2021 One-Year Action Plan. A copy of the Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.
Housing Blueprint (local)	FCRHA/Department of Housing and Community Development	The Strategic Plan goals are directly driven by the goals and metrics identified in the Housing Blueprint.
Moving to Work (federal)	FCRHA/Department of Housing and Community Development	The Strategic Plan is consistent with the THRIVE Housing Continuum, which is the central concept behind the FCRHA's Moving to Work program.
FCRHA Strategic Plan/Action Plan (local)	FCRHA/Department of Housing and Community Development	The activities described in the FCRHA's annual Strategic Plan/Action Plan are largely derived from the Housing Blueprint and serve as a yearly work plan for the agency.
Communitywide Housing Strategic Plan (local)	Department of Housing and Community Development	Under the direction of the Board, the Communitywide Housing Strategic Plan is a comprehensive effort to preserve and create affordable housing options by both identifying near term goals that can be accomplished with currently available resources and identifying the resources necessary to meet needs over the next 15 years.
Prevent & End Homelessness (local)	FCRHA/Department of Housing and Community Development	The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this FY 2021 One-Year Action Plan.
Fairfax County Comprehensive Plan/Zoning Ordinance	Fairfax County Department of Planning and Development	The Comprehensive Plan and Zoning Ordinance provide, respectively, the policy and regulatory underpinnings for land use issues related to affordable housing, as described in this FY 2021 One-Year Action Plan. This includes elements such as the Affordable Dwelling Unit and Workforce Housing programs.

One Fairfax Policy	Fairfax County Equity Officer	<p>The One Fairfax and Social Equity Policy, adopted by the Board on November 21, 2017, and by the FCRHA on March 7, 2019, defines expectations for consideration of racial and social equity, and, meaningful community involvement when planning, developing and implementing policies, practices and initiatives. The policy provides a framework to advance equity in alignment with the stated visions and priorities of the county and the FCRHA. The policy informs all other policies and applies to all publicly delivered services in Fairfax County Government, the FCRHA and Fairfax County Public Schools.</p>
--------------------	-------------------------------	---

**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**

The Board adopted the Citizen Participation Plan on December 8, 1997, and it was revised and amended in 2002 and 2007. The Citizen Participation Plan guides public input and participation in the Consolidated Plan process. A summary of the citizen participation process is provided at AP-05, paragraph 4. *The full text of the Citizen Participation Plan may be found in the Grantee Unique Appendices section.*

Efforts are being made to broaden citizen participation by expanding the methods of providing notice of opportunities for citizen input. A televised notice was broadcast on the Fairfax County cable station for the first time in FY 2018, including a plain English summary explanation of the Consolidated Plans, the One-Year Action Plans and opportunities for citizen participation.

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

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

*The full text of the One Fairfax Policy may be found in the Grantee Unique Appendices section.*

**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  Nontargeted/broad community  Residents of Public and Assisted Housing  Persons with incomes at or below the poverty level	Representatives of the CCFAC, the FCRHA and the public attended the public hearing on November 12, 2019. All the oral and written public comments presented at the public hearing were accepted and included in the final version of this FY 2021 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.	Public comments received are summarized in the "Citizen Participation Comments" attached hereto.	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	Minorities  Non-English Speaking - Specify other language: Spanish, Vietnamese  Persons with disabilities  Nontargeted/broad community  Persons with incomes at or below the poverty level	The Board received all the oral and written testimonies presented at the hearing on March 24, 2020. The citizen input was incorporated into the final version of this FY 2021 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.	Public comments received are summarized in the "Citizen Participation Comments" attached hereto.	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 2021 One-Year Action Plan released for public comment were based on estimates of the Federal

Funds to be awarded to Fairfax County for FY 2021 and Program Income to be available as a result of projects previously funded by CDBG and HOME. The Draft FY 2021 One-Year Action Plan released for public comment included the contingency instructions (Contingency Plan The Contingency Plan explains how the proposed allocations in the Draft FY 2021 One-Year Action Plan based on the estimates of Federal Funds to be awarded to Fairfax County and the Program Income to be available will be adjusted if there is a difference between the estimates and the actual Federal Funds to be awarded to Fairfax County and the Program Income available for use in FY 2021. *The Contingency Plan may be found in the Grantee Unique Appendices.*

The estimates used in the Draft FY 2021 One-Year Action Plan were based on the Federal Funds awarded to Fairfax County for FY 2020. Use of estimates until notice of actual awards is customary and allows Fairfax County to meet citizen participation requirements while planning for future HUD grants prior to the official notification from HUD. Notification of the actual awards for FY 2021 was received on February 14, 2020.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,960,799	171,790	18,086,126	24,218,715	0	The annual allocation for FY 2021 is based on the HUD notification of the FY 2021 award, received on February 14, 2020. The Program Income allocation is based on projections from current activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,141,854	48,000	400,000	2,589,854	0	The annual allocation for FY 2021 is based on the HUD notification of the FY 2021 award, received on February 14, 2020. The Program Income allocation is based on projections from current activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	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	492,880	0	0	492,880	0	The annual allocation for FY 2021 is based on the HUD notification of the FY 2021 award, received on February 14, 2020.

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 2021. HOME and CHDO funds invested in nonprofit sponsored capital projects 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 publicly 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 2021 One-Year Action Plan. Projects that are expected to be completed, under construction or in planning during the time covered by this FY 2021 One-Year Action Plan include the following:

**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 early 1980s. The selected developer received the necessary zoning approvals in FY 2018 to construct 279 mixed-income, affordable multi-family units. Approximately 12 acres will be sold to another developer to construct 175 market-rate townhouses. The approximately 12-acre balance of the site will be improved as a park. The project was awarded competitive 9 percent tax credits by the Virginia Housing Development Authority (VHDA), which provides a critical part of the funding for the project. Negotiations are underway for the sale of the market-rate townhouse land, the sale proceeds will be used to partially fund the site improvements for the affordable units. Site plan has been approved. Closing on the deal is expected in May 2020.

**Murraygate Renovation (Lee District):** The project scope includes extensive renovations of the 200-unit Murraygate Village apartment complex. Rehabilitation includes 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 the renovation is underway and to be completed by the end of 2020.

**Oakwood (Lee District):** The scope of the project is to develop the 6.2 acres FCRHA-owned site at the intersection of Oakwood Road and Van Dorn Street. The proposed development includes 150 units of affordable independent senior housing. Potential funding includes Low Income Housing Tax Credits (LIHTC). A developer was selected in January 2019 to develop the site under PPEA. Rezoning the property has been approved. The master development agreement was approved by the FCRHA in March 2020. LIHTC application was submitted to VHDA in March 2020.

**One University (Braddock District):** The scope of the project is to redevelop an FCRHA-owned site located at the intersection of Route 123 and University Drive. A developer was selected in July 2018 to develop the site under PPEA. The proposed development will include 240 units of affordable housing and 333 units of student housing. The land use approval process was successfully concluded in September 2019. The master development agreement was approved by the FCRHA in January 2020. LIHTC application was submitted to VHDA in March 2020.

**Little River Glen IV (Braddock District):** The scope of the project includes the construction of 60 units of affordable independent senior housing on land owned by the FCRHA. An architect was selected to prepare the construction documents. The Department of Planning and Development has issued a zoning determination that would allow the building of slightly bigger units than approved by the General Development Plan. The design is underway. LIHTC application will be submitted to VHDA in March 2021.

**Little River Glen Elevators Replacement (Braddock District):** The scope of the project includes the replacement of four elevators in the Little River Glen buildings. The new elevators will be large enough to allow for the transport of medical stretchers. The engineering design has been completed and permitted. The construction bidding phase began in early 2020 with construction completed anticipated early 2022. One bid was received, which turned out to be more than the project budget. Preparation to rebid the project is underway.

**Autumn Willow (Springfield District):** The scope of the project is to develop the 10.8 acre County-owned site at the intersection of Stringfellow Road and Autumn Willow Drive. 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). A request for proposals to develop the site was issued in December 2019. Development proposals were due on March 12, 2020 and are under review.

**Stonegate Renovation (Hunter Mill District):** The project scope includes extensive renovations of the 240-unit Stonegate Village apartment complex. Rehabilitation include replacement of the individual HVAC units in each apartment, accessibility improvements, kitchen and bathroom modernization, other miscellaneous enhancements, and minor site work. A thorough physical needs assessment will be prepared to better define the scope of renovation. An architect has been selected to conduct the physical needs assessment. A/E contract negotiations are underway. Potential funding includes LIHTC.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### 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: \$492,880	Rental units rehabilitated: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 1735 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 Households Assisted Rental units rehabilitated: 5 Household 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: 200 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 Unit Homeowner Housing Added: 15 Household Housing Unit
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: 542 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 HOME: \$0 ESG: \$0	Other: 1 Other

Table 6 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	<p><b><i>Preventing and Ending Homelessness</i></b></p> <p>The county will address the 10-year need for 2,650 additional units/permanent housing opportunities for individuals and families who are experiencing homelessness. Outcomes will be achieved through a variety of county programs and activities, including programs and activities funded through the CCFP.</p> <p><u>Projected Outcomes:</u></p> <ul style="list-style-type: none"> <li>• Housing opportunities created by turnover in federal resources: 105</li> <li>• New housing opportunities (non-turnover): 568</li> </ul> <p>New homeless households served in local Bridging Affordability program: 58</p>
2	<b>Goal Name</b>	Special Needs

<p><b>Goal Description</b></p>	<p><b><i>To Provide Affordable Options to Special Needs Populations</i></b></p> <p>The county will provide affordable housing options to special needs populations including households with low- to extremely low income, seniors and persons with physical or mental disabilities through several means, including programs and activities funded through the CCFP. (Note: Persons with special needs are also served throughout the other goals identified in the Housing Blueprint and the Consolidated Plan. A copy of the Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.) <u>Projected Outcomes:</u></p> <ul style="list-style-type: none"> <li>• Housing opportunities created by turnover in federal resources: 81</li> <li>• New housing opportunities (non-turnover): 119</li> <li>• New special needs households served in the Bridging Affordability program: 44</li> <li>• FCRHA-Fairfax County Rental Program – Seniors (turnover): 90</li> </ul>
--------------------------------	---

3	<b>Goal Name</b>	Working Families
	<b>Goal Description</b>	<p><b><i>To Meet the Affordable Housing Needs of Low-income Working Families</i></b></p> <p>The county will work to address the current need, estimated at about 31,000 units, for affordable housing among working families with low-income via a variety of county programs and activities, including those funded through the CCFP.</p> <p><u>Projected Outcomes:</u></p> <ul style="list-style-type: none"> <li>• New low-income households served in the Bridging Affordability program: 58</li> <li>• Housing opportunities created by turnover in federal resources: 161</li> <li>• Housing opportunities created by turnover in local housing resources: 350</li> </ul> <p>New housing opportunities (non-turnover): 150</p>
4	<b>Goal Name</b>	Workforce Housing
	<b>Goal Description</b>	<p><b><i>To Increase Workforce Housing through Creative Partnerships and Public Policy</i></b></p> <p>Over the next 15 years, the need for affordable housing options will grow, as the county is projected to add 62,184 households, of which 18,622 are expected to earn 80 percent of the AMI and below.</p> <p><u>Projected Outcomes:</u></p> <p>New housing opportunities: 400</p>

5	<b>Goal Name</b>	Human Service System
	<b>Goal Description</b>	<p><b><i>Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low- and moderate-income persons and families</i></b></p> <p>The county will continue to promote healthy child and youth development, identify strategies to meet current and emerging service needs, and encourage and support a public and private network of community services that fosters stability and maximizes self-sufficiency. The programs and activities funded through the CCFP also support the accomplishment of this goal.</p> <p><u>Specific Objectives:</u></p> <p>1.1 Promote healthy, positive child and youth development through a community support system that meets the diverse needs of all children and provides positive alternatives that help in the prevention of gang activity.</p> <p>1.2 Identify gaps and develop strategies to meet critical current and emerging service needs in the community.</p> <p>1.3 Encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence for individuals and families.</p> <p>1.4 Promote a human service system that ensures residents can meet basic and emergency human needs, that emphasizes prevention and early intervention to minimize crises and that preserves individual and family stability.</p> <p>1.5 Encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services as needed.</p>

6	<b>Goal Name</b>	Poverty Reduction/Self Sufficiency
	<b>Goal Description</b>	<p data-bbox="464 272 1915 345"><b><i>Reduce poverty and foster self-sufficiency by using public and private resources to provide essential training and support services, and by encouraging employment opportunities and development of business</i></b></p> <p data-bbox="464 370 1927 516">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, 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 data-bbox="464 540 695 573"><u>Specific Objectives:</u></p> <p data-bbox="464 597 1900 711">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 data-bbox="464 735 1900 808">2.2 Promote training and educational opportunities for workers to gain skills necessary for jobs that provide wages for individuals and families to be self-sufficient and that support family stability.</p> <p data-bbox="464 833 1837 938">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 who are disabled or elderly, transportation, English as a Second Language programs and/or other needed support.</p> <p data-bbox="464 963 1906 1036">2.4 Support community efforts in the development and assistance to micro-enterprises and small businesses to reduce small business failures and to retain and create more jobs.</p> <p data-bbox="464 1060 1869 1092">2.5 Ensure that the commercial revitalization program serves as a resource to achieve a portion of these objectives.</p> <p data-bbox="464 1117 1921 1190">2.6 Implement Fairfax County’s Strategic Plan to Facilitate Economic Success, which has an overall focus on maintaining, diversifying, and enhancing the county’s strong and vital community in order to sustain and foster economic prosperity.</p>

7	<b>Goal Name</b>  <b>Goal Description</b>	Reinvestment  <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>  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.  <u>Specific Objectives:</u>  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.  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.  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.
8	<b>Goal Name</b>  <b>Goal Description</b>	Community Input  <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>  <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.

Projects

## AP-35 Projects – 91.220(d)

### Introduction

All Federal Funds and any subsequent leveraging of local and private resources for FY 2021 will be invested in the following 17 projects. Project #7- Targeted Public Services (CCFP) also receives an allocation of local general and CSBG funds totaling approximately \$12.5 million.

### Projects

#	Project Name
1	Section 108 Loan Payments
2	Fair Housing
3	Planning
4	General Administration (CDBG)
5	HOME Administration
6	Targeted Public Services (CCFP)
7	Home Repair for the Elderly & Community Rehabilitation Programs
8	Tenant Based Rental Assistance
9	FCRHA Properties- Rehabilitation and/or Acquisition
10	Housing and Community Development Acquisitions and/or Rehabilitation
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 7 - Project Information

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

On January 26, 2010, the Board 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 as a result of ongoing community input *Pending adoption of the Housing Blueprint for FY 2021, a copy of the Housing Blueprint for FY 2020 may be found in the Grantee Unique Appendices section.*

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

- Goal 1: To prevent and end homelessness;
- Goal 2: To provide affordable housing options to persons with special needs;
- 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 2021 One-Year Action Plan is the product of 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 the goals of this FY 2021 One-Year Action Plan, the 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.

The main obstacle facing the county continues to be the affordable housing gap for residents who are low- and moderate-income. The bulk of all proposed projects endeavor to combat the shortage of affordable housing. As reflected in the Housing Blueprint, the philosophy driving the priority needs in the Consolidated Plan and this FY 2021 One-Year Action Plan is that affordable housing is a continuum ranging from the needs of residents who are experiencing homelessness to the needs of 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.

Projects

<b>1</b>	<b>Project Name</b>	Section 108 Loan Payments
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Reinvestment
	<b>Needs Addressed</b>	Affordable Rental Housing Community Services
	<b>Funding</b>	CDBG: \$581,610
	<b>Description</b>	The funding will be used to make annual payments on two loans under Section 108 of the Housing and Community Development Act of 1974, as amended. Loan proceeds have been used by the FCRHA for affordable housing development and preservation; reconstruction of Washington Plaza in Reston and Olley Glen; and road and storm drainage improvements in five Conservation Areas (Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor). The loan applications were approved by the Board, who pledged future CDBG funds for the payment of annual interest and principal premiums due on the notes.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All beneficiary data related to each of the projects was reported in the CAPER for the year in which the project was completed.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 19F Planned Repayments of Section 108 Loans  Matrix Code- 24A Payment of Interest on Section 108 Loans

2	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	<b>Needs Addressed</b>	Community Services Administration and Planning
	<b>Funding</b>	CDBG: \$206,543 HOME: \$25,116
	<b>Description</b>	The funding will be used by the Fairfax County Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, to conduct fair housing outreach and education activities, and to investigate fair housing complaints. In addition, funds will be used in FY 2021 for activities that affirmatively further fair housing for FCRHA clients and tenants.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	General fair housing outreach and education will be made available to all county residents, businesses and organizations. Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)
3	<b>Project Name</b>	Planning

<b>Target Area</b>	Countywide	
<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input	
<b>Needs Addressed</b>	Administration and Planning	
<b>Funding</b>	CDBG: \$675,510	
<b>Description</b>	The funding will continue to be used to support the planning and implementation of the county's housing and community development programs. The funding of this project is required to meet CDBG and HOME regulations and local procedures, prepare and process the county's Consolidated Plan and related citizen participation and public input processes, prepare community plans, and implement housing and community development programs, as well as identify and pursue funding sources to match and leverage entitlement funding. Planning will include FCRHA activities to affirmatively further fair housing.	
<b>Target Date</b>	6/30/2021	
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning is a required administrative function of the CDBG entitlement that is not limited to a specific number and type of beneficiaries.	
<b>Location Description</b>	Not applicable.	
<b>Planned Activities</b>	Matrix Code- 20 Planning	
4	<b>Project Name</b>	General Administration (CDBG)
	<b>Target Area</b>	Countywide

<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
<b>Needs Addressed</b>	Administration and Planning
<b>Funding</b>	CDBG: \$1,169,668
<b>Description</b>	Funding for the general administration of the county's CDBG and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the Consolidated Community Funding Pool, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and professional support to the CCFAC and various citizen participation processes. General Administration will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits plus related operating costs.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The required administrative function of the CDBG entitlement is not limited to a specific number and type of beneficiaries.
<b>Location Description</b>	Not applicable.
<b>Planned Activities</b>	Matrix Code- 21A General Program Administration

5	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	HOME: \$193,869
	<b>Description</b>	The HOME funds allocated to this project will be used to support the operation of the HOME Program and the projects receiving HOME funding. The funding will be used to support salaries and fringe benefits, plus related operating and equipment costs and eligible preliminary costs related to the planning and design of housing development projects by the FCRHA.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is a required administrative function of the HOME entitlement that is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	See Description.
6	<b>Project Name</b>	Targeted Public Services (CCFP)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input

<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation Community Services
<b>Funding</b>	CDBG: \$894,119

<b>Description</b>	The amount of funding to be allocated to the CCFP for Targeted Public Services will be 15 percent of the CDBG award. The funds will be awarded through the CCFP to eligible nonprofit corporations for the delivery of public services in accordance with CDBG eligibility criteria and the CCFP priorities adopted by the Board. Funding for specific programs and activities is subject to appropriations by the Board.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of families and individuals assisted will vary. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
<b>Location Description</b>	To be determined.
<b>Planned Activities</b>	Funding allocated to the CCFP for Targeted Public Services will be used to support programs to be provided in FY 2021. 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 2021 were submitted in December 2019. Distribution of the funding awards will begin in July 2020, as funds become available.
<b>7 Project Name</b>	Home Repair for the Elderly & Community Rehabilitation Programs

<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency
<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
<b>Funding</b>	CDBG: \$648,500
<b>Description</b>	As in past fiscal years, funding of the Home Repair for the Elderly Program (HREP) will enable minor repairs at no cost to the homeowner for an estimated 100 homes of eligible low-income seniors or persons with disabilities. The HREP provides up to one week of labor and \$500 in material expenses by the HREP crew. The proposed funding will pay 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. Funding also will be used to support the provision of technical assistance, training, referral services, and rehabilitation materials, through the Community Rehabilitation Program for the preservation of affordable single and multi-family housing units in the Town of Herndon. The services and materials will be provided to assist in renovations needed to comply with local codes, install accessibility features and/or correct other deficiencies necessary to preserve the housing and/or prevent homelessness. Uncapped Low and Moderate Income Summary Data for Exception CDBG grantees, as provided by HUD, will be used to determine the eligible benefit areas in Herndon.
<b>Target Date</b>	6/30/2021

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 elderly households are expected to be served by the Home Repair for the Elderly Program. The numbers of families and individuals assisted through the Community Rehabilitation Program will vary depending on the requests for assistances and the specific activities. All program beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.	
<b>Location Description</b>	To be determined.	
<b>Planned Activities</b>	Matrix Codes- 14A Rehab: Single-Unit Residential; 14B Rehab: Multi-Unit Residential; 14H Rehabilitation Administration.	
<b>8</b>	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	HOME: \$1,100,000
	<b>Description</b>	The funding will be used to provide rental assistance to prevent families/individuals from becoming homeless, help families/individuals experiencing homelessness obtain permanent housing, support stable housing for persons with special needs, respond to reasonable accommodation requests, and subsidize units for clients of the Progress Center (See AP-85).
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 families or individuals are expected to receive TBRA vouchers. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Provision of TBRA vouchers
9	<b>Project Name</b>	FCRHA Properties - Rehabilitation and/or Acquisition
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Special Needs Working Families Workforce Housing
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	CDBG: \$3,151,000
	<b>Description</b>	Funding will be used to rehabilitate residential properties owned by the FCRHA to maintain safety and quality of life. A portion of the funding also may be used to purchase Affordable Dwelling Units or other properties for rental.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Funding will be used to rehabilitate residential properties owned by the FCRHA to maintain safety and quality of life. A portion of the funding also may be used to purchase Affordable Dwelling Units or other properties for rental.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Code-14D Rehab: Other Public-Owned Residential Buildings
10	<b>Project Name</b>	Housing and Community Development Acquisitions and/or Rehabilitation
	<b>Target Area</b>	Countywide

<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Reinvestment Human Service System
<b>Needs Addressed</b>	Affordable Rental Housing Community Services
<b>Funding</b>	CDBG: \$1,402,454
<b>Description</b>	Funding will be used by the FCRHA/Fairfax County to acquire/rehabilitate properties to be used for housing and community development and/or development of public facilities.
<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of families and individuals who will benefit from the activities will be determined by the projects. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
<b>Location Description</b>	To be determined
<b>Planned Activities</b>	Matrix Codes – 3 Public Facilities and Improvements; 14G Rehab: Acquisition
<b>11</b>	
<b>Project Name</b>	Homeownership Program
<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Working Families Workforce Housing
<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
<b>Funding</b>	CDBG: \$529,605
<b>Description</b>	The funding will be used to provide activities related to the First-Time Homebuyer Program, including financial assistance to homebuyers when available. Uncapped income limits, as provided by HUD, will be used to qualify household eligibility for homebuyer assistance.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program is expected to benefit approximately 50 families who are currently housed but not on the certified eligible applicant waiting list and approximately 200-250 families who are on the waiting list. Approximately 6,000 additional families will be served through orientations and other marketing activities. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Code- 13A Housing Counseling for Homeownership Assistance; 13B Direct Homeownership, excluding Housing Counseling.
12	<b>Project Name</b>	Relocation Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	CDBG: \$170,750
	<b>Description</b>	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 nonprofit development.

	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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 2021.
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Matrix Code- 08 Relocation
13	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing
	<b>Needs Addressed</b>	Affordable Rental Housing Homeownership Access and Rehabilitation
	<b>Funding</b>	HOME: \$321,279
	<b>Description</b>	CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or develop additional affordable housing units for homebuyers and renters.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is expected to serve one family at or below 50 percent AMI. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined based on applications.

	<b>Planned Activities</b>	Typical CHDO projects in the past have included the acquisition and rehabilitation of housing units for use as affordable rental housing for persons with income at or below 50 percent AMI.
14	<b>Project Name</b>	Special Needs Housing
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	CDBG: \$835,000 HOME: \$300,000
	<b>Description</b>	All of the funding will be used to support the development, preservation, acquisition, modification and rehabilitation of housing and facilities to serve persons with special needs, as defined by the Housing Blueprint including persons who are experiencing homelessness, have disabilities, are 62 years or older, are large families with severely limited housing options, are severely rent burdened or are victims of domestic violence. The \$300,000 in HOME funding is earmarked for inclusion in the FY 2021 CDBG/HOME Affordable Housing Request for Proposals (see Project 16).
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined based on applications.
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	Typical projects include shared housing for persons with disabilities, renovations, upgrades and/or repairs to remove architectural barriers that restrict mobility and accessibility, install HVACs and water heater, and/or replace pipes and lighting to preserve and maintain long term safe affordable housing residents with special needs.
15	<b>Project Name</b>	Emergency Solutions Grant
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing
	<b>Funding</b>	ESG: \$492,880
	<b>Description</b>	Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to fund activities that have an emphasis on preventing homelessness and rapidly re-housing people experiencing homelessness.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	More than 2,000 individuals are estimated to benefit from the ESG funded programs in FY 2021. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	The ESG funds will be used to support homelessness prevention and rapid rehousing assistance to persons who are at-risk of homelessness and those experiencing homelessness. The funded activities will provide housing relocation and stabilization services, as well as short-to medium-term rental assistance to help program participants regain stability in current permanent housing or move into other more suitable permanent housing in order to achieve stability. Services also will include case management for housing stability, housing search and placements, and financial assistance for rental application fees, security deposits, last month's rents, utility deposits and payments, and moving costs.
16	<b>Project Name</b>	CDBG/HOME Affordable Housing Request for Proposals
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Working Families Workforce Housing
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$1,296,123 HOME: \$649,590
	<b>Description</b>	The FY 2021 CDBG/HOME Affordable Housing Request for Proposals (RFP) will be used to fund the acquisition, preservation and/or rehabilitation of existing affordable housing units, and the development of additional affordable housing units for income eligible homebuyers and renters. The notice of funding availability will coincide with the availability of the CHDO funding for FY 2021.

<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<p>The number and type of beneficiaries will be determined based on the activities completed by the non-profit recipients of the RFP funding. In the most recent past RFPs, scoring preference typically has been given to proposed activities that included the acquisition and/or preservation of units to be used as affordable housing that can be completed in an expedited manner and that served specified populations, below, and provided beneficiaries with direct access to public transportation and/or community retail centers and/or supportive services.</p> <ul style="list-style-type: none"> <li>• Elderly persons ages 62 and up earning at or below 30 percent of Area Median Income (AMI);</li> <li>• Youth transitioning out of foster care earning at or below 60 percent of the AMI;</li> <li>• Homeless (or at risk of homelessness) earning at or below 60 percent of the AMI;</li> <li>• Persons with disabilities (physical, mental, or sensory) earning at or below 60 percent of the AMI;</li> <li>• Veterans earning at or below 60 percent of the AMI; and</li> <li>• Survivors of domestic violence earning at or below 80 percent of the AMI.</li> </ul> <p>Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2021.</p>
<b>Location Description</b>	To be determined.
<b>Planned Activities</b>	Typical projects funded through past RFPs have included the acquisitions and rehabilitation of housing units to be used to provide affordable rental housing for persons with income at or below 50 percent of the AMI.
<b>Project Name</b>	North Hill

<b>Target Area</b>	Countywide
<b>Goals Supported</b>	Working Families Workforce Housing Reinvestment
<b>Needs Addressed</b>	Affordable Rental Housing Community Services
<b>Funding</b>	CDBG: \$12,657,833
<b>Description</b>	The funding will support costs associated with the following projects: 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. 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.
<b>Target Date</b>	06/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	<u>North Hill Affordable Multifamily Rental Housing Development</u> : 278 low-moderate income families <u>North Hill Community Park</u> : Approximately 3,260 persons, including approximately 1,450 low-moderate income persons.  Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2021.

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

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

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

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

### **Geographic Distribution**

<b>Target Area</b>	<b>percentage of Funds</b>
Countywide	100

**Table 8 - Geographic Distribution**

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

Not applicable

## Affordable Housing

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	182
Non-Homeless	1,093
Special-Needs	338
Total	1,613

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	961
The Production of New Units	498
Rehab of Existing Units	140
Acquisition of Existing Units	79
Total	1,678

**Table 10 - One Year Goals for Affordable Housing by Support Type**

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

### **Introduction**

#### **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 FCRPPBV properties in FY 2021. The variety of need is portrayed through the following repairs and the estimated costs at the FCRP-PBV properties:

The Atrium – replace 50 Gallon electric water heaters, refrigerators, and electrical panels at an estimated cost of \$67,000.

Audubon Apartments – replace interior carpets, refrigerators, and handicapped accessible UFAS units' dishwashers at an estimated cost of \$37,300.

Penderbrook – mill and pave the parking lot and driveways at an estimated cost of \$31,890.

Penderbrook – replace roof shingles at an estimated cost of \$121,760.

Ragan Oaks – replace kitchen cabinets, countertops, sinks, floor coverings, range hoods, ranges, refrigerators, bath floor coverings, bath accessories, and refurbishing tub/shower surrounds at an estimated cost of \$193,000.

Greenwood – replace wood entrance columns, HVAC in-unit heating, thermostats, bath floor coverings, bath accessories, interior carpet at an estimated cost of \$370,660.

Kingsley Park – replace ranges and refrigerators at an estimated cost of \$58,870.

Rosedale Manor – replace interior carpet at an estimated cost of \$47,810.

Old Mill Gardens – sealing parking and driveways and replacing kitchen cabinets, countertops, sinks, ranges, bath floor coverings, bath vanities, and hard surface flooring at an estimated cost of \$122,540.

Old Mill Gardens – replace roof shingles at an estimated cost of \$109,400.

West Ford I, II III – replace concrete curbs and gutters and electric water heaters at an estimated cost of \$33,800.

Tavenner Lane – replace common area water heaters, HVAC units, ranges and bath vanities at an estimated cost of \$113,630.

Water's Edge – replace roof shingles at an estimated cost of \$39,000.

The total planned capital funding expenditures for FY 2021 on FCRP-PBV units is \$1,346,660.

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

The FCRHA coordinates a Resident Advisory Council (RAC), consisting of RAD-PBV and HCV participants. The RAC meets approximately 10 times per year to provide advice to the FCRHA concerning the management of the RAD-PBV and HCV programs. The RAC also provides advice on the annual FCRHA MTW Plan.

As a part of the THRIVE initiative, the Fairfax County Homeownership and Relocation Division (HRD) conducts intake and counseling for RAD funded residents who have homeownership as a goal. On March 7, 2019, the FCRHA amended homeownership preference points policy to provide one point for each year of uninterrupted, unduplicated time in any FCRHA rental program, including but not limited to, Housing Choice Voucher, RAD or any FCRHA self-sufficiency program, as an equivalency for families on the First-Time Homebuyers Program eligibility list, with a maximum of three points. This helps residents in these programs have an equal opportunity to purchase a home through the FCRHA Affordable Dwelling Unit (ADU) Program. Residents moving from the above FCRHA programs to homeownership will get the best long term “deal” if they are able to purchase a unit provided through the FTHB Program.

In FY 2021, the FCRHA will be implementing a down-payment assistance program for very low-income families purchasing FTHB units. It is anticipated that up to 50 families will be served through this program in the two fiscal years following FCRHA approval of the program.

Participants are required to set and achieve goals towards economic self-sufficiency, including completing financial literacy courses, budgeting, establishing savings, paying down debts and increasing credit scores. Completing these steps, along with the benefits of accessing escrow upon program completion, place graduates in a unique position to pursue homeownership opportunities.

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

Not applicable.

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

### **Introduction**

The Fairfax County commitment to the goal of ending homelessness is reflected in following strategies 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 (CoC) and the Emergency Solutions Grant (ESG), are essential resources for local efforts. Therefore, the county strives to utilize these resources in the most effective and efficient ways 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 2021, the CoC will use a newly created 'by-name-list' of every individual who is experiencing unsheltered homelessness in Fairfax County to better coordinate the work of outreach teams, and to increase the number and percent of unsheltered individuals being permanently housed. The 'by-name-list' includes information with which to identify individuals, the date on which they were first engaged, their chronic homelessness and veteran status, and the referral milestones that they have reached on the path to emergency shelter and permanent housing. The outreach teams and DHCD staff meet monthly to discuss each person on the list and identify the steps necessary for each to obtain housing.

In FY 2021, the CoC also will be used to test, evaluate and make improvements to the new Coordinated Entry system designed and implemented to provide fair and equal access to homeless assistance programs, standardized client assessments across the community, ensure that clients are prioritized and referred to the programs that best fit their needs, and establish a system of accountability for implementation of the new system. The assessment tools to be used in the new Coordinated Entry system to determine client eligibility and prioritization for housing programs, such as the Vulnerability Index – Service Prioritization and Decision Assistance Tool (VI-SPDAT), will be re-evaluated and improved

as necessary to ensure that the needs of the clients are understood and the appropriate interventions by service providers are applied as quickly as possible. The Homeless Management Information System (HMIS) will continue to be an important tool in coordinating the flow of individuals and families through the homeless system.

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

In FY 2021, the CoC will open the first facility to be funded under a Human Services bond approved by the Board in FY 2017, to renovate or replace four homeless shelters. The bond funding will be used to make the repairs and enhancements necessary to ensure that each of the four facilities are safe and suitable, and that the emergency shelter needs of clients will continue to be met in the future. Each shelter will include emergency beds and be co-located with permanent supportive housing units that will provide housing opportunities for people experiencing homelessness. The new Bailey's Crossroads Shelter and Supportive Housing to be opened will include four Medical Respite Program shelter beds and 18 units of permanent supportive housing.

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

The CoC staff will continue to seek new resources and invest in permanent housing opportunities for people experiencing homelessness. Since the adoption of the Ten-Year Plan, investments in permanent housing have proven effective in reducing the number of people experiencing homelessness.

**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 collaboration between the Fairfax Falls Church Partnership to Prevent and End Homelessness and the Fairfax-Falls Church Community Services Board. Federal, state and local resources will be committed to homelessness prevention and shelter diversion in the form of direct financial and rental assistance, as well as community case management and housing location. These resources are presently available and are expected to continue to be available in FY 2021.

The Fairfax-Falls Church Community Services Board will continue to strengthen its collaboration with the Fairfax Falls Church Partnership to Prevent and End Homelessness through the Coordinated Entry system to find better ways to help people avoid becoming homeless when they exit publicly funded institutions and systems of care. The subject of prioritization of homelessness prevention assistance and shelter beds will continue to be explored with other Fairfax County departments and community partners. The Diversion First effort will continue to be a priority to help reduce the number of persons with serious mental illness who are incarcerated in the Fairfax County jail. One goal of the initiative is to have individuals with serious mental illness diverted to mental health treatment, when possible, rather than be incarcerated when they encounter law enforcement officers. Another goal of the initiative is to work with these individuals toward housing options as they are stabilized in treatment. Fairfax Falls Church Partnership to Prevent and End Homelessness will continue its collaboration with the Fairfax-Falls Church Community Services Board (CSB) as a part of the Diversion First initiative to explore ways to provide housing for individuals with disabilities who experience homelessness.

The FCRHA also participates in the Statewide Rental Assistance Program (SRAP), which provides financial assistance for participants with intellectual and/or other developmental disabilities to rent privately owned housing units. The Virginia Department of Behavioral Health and Developmental Services in partnership with the FCRHA and DHCD administer this state-funded rental subsidy program for Fairfax County, and for the City of Fairfax, and the Towns of Herndon, Vienna and Clifton. SRAP is administered in coordination with disability support services provided through Virginia Medicaid Waiver programs. There were 47 families receiving assistance through the SRAP program at the end of FY 2019. The state increased SRAP funding award for FY 2019 to provide assistance to 16 additional families.

## **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 for FY 2020, a copy of which may be found in the Grantee Unique Appendices section:

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

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

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

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

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

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

The following describes other actions to be taken as part of this FY 2021 One-Year Action Plan.

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

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

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

Additionally, the county will utilize regional approaches to address the impact of government regulations on the overall supply of housing. Fairfax County advocates “fair growth” within the region, a strategy that requires regional cooperation to assure enough 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 expanding 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; promoting 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); promoting affordable housing opportunities throughout the county, particularly in areas where existing supply is low; and encouraging the creation of affordable housing for persons with special needs via the Independent Living provisions in the Zoning Ordinance.

### **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**

DHCD will continue to provide the Housing Choice Voucher, Transitional Housing, Permanent Supportive Housing, and Unification programs to help reduce the number of poverty-level families in the county. In addition, the PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center will continue to provide family self-sufficiency initiatives and to link FCRP-PBV program residents with resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services and participate in economic self-sufficiency programs.

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

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

The county plans the following actions:

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

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

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

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

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

Programs funded through the CCFP with CSBG funds are specifically targeted toward households with incomes at or below the poverty level.

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

## **Program Specific Requirements**

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

#### **Introduction:**

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

#### **Vision**

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

#### **Mission Statement**

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

A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. For CDBG, Fairfax County uses a three-year average to ensure compliance with the low moderate-income benefit. The three years to which this FY 2021 One-Year Action Plan is applicable are: 2019, 2020 and 2021.

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

**Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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	171,790
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>171,790</b>

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.	95.00%

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.

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

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

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

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

The county has no plan to utilize HOME funding in FY 2021 for FCRHA direct homebuyer assistance activities under 92.254.

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

The county has no plan to utilize HOME funding in FY 2021 for FCRHA direct homebuyer assistance activities under 92.254.

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

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

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

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

The 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, was formerly established by OPEH, which will be merged with DHCD in FY 2021. 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 Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

A Coordinated Entry System is used in the CoC to ensure 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 an 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 available to private nonprofit organizations (including community and faith-based organizations).

DHCD has allocated ESG program funding to Northern Virginia Family Services (NVFS), a private nonprofit organization that is contracted by the county to provide financial and rental assistance to families and individuals, along with case management and housing location services. Through this contract, NVFS provides homelessness prevention and rapid rehousing services to families and individuals throughout the community in collaboration with a group of community-based nonprofit organizations that includes Cornerstones, FACETS, 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 on the Governing Board for the Fairfax-Falls Church Community Partnership to Prevent and End Homelessness, which is the executive-level leadership group that provides high-level policy direction and overall accountability necessary for the successful implementation of the plan to prevent and end homelessness. The same representative on the board is also the chairperson of the CoC's Consumer Advisory Council, which reviews important policy and procedure documents with DHCD staff 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.

# **FY 2021 One-Year Action Plan**

## **Grantee Attachments and Unique Appendices**



## County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax

May 12, 2020

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

RE: Executive Order 12372 Compliance

Dear Mr. Bean:

Pursuant to procedures outlined in Executive Order (E.O.) 12372 as issued by the U.S. Department of Housing and Urban Development (HUD), the Fairfax County Department of Housing and Community Development (HCD) is informing you that Fairfax County has no new public improvement projects, involving road and storm drainage system improvements, that it plans to implement under HUD's Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) awards and carryover funds for July 1, 2020 - June 30, 2021.

Attached is a copy of the Fairfax County Consolidated Plan One-Year Action Plan for FY 2021, approved by the Fairfax County Board of Supervisors on May 12, 2020, which describes other activities the County plans to implement with CDBG and HOME funds.

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

Sincerely,

Teresa Lepe  
Deputy Director, Real Estate, Finance & Development

cc: Michael D. Rose, Director, Community Planning and Development, District of  
Columbia Field Office, HUD  
Laura Lazo, Associate Director, Grants Management

---

Department of Housing and Community Development  
3700 Pender Drive, Suite 300  
Fairfax, Virginia 22030-6039  
Tel. 703-246-5170 • Fax 703-653-7130 • TTY 711  
[www.fairfaxcounty.gov/rha](http://www.fairfaxcounty.gov/rha)

**CERTIFICATIONS**

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

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

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

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

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

**Consistency with plan** --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature of Authorized Official

MAY 12 2020  
Date

County Executive  
\_\_\_\_\_  
Title

### Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

**Community Development Plan** -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

**Following a Plan** -- It is following a current consolidated plan that has been approved by HUD.

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

**1. Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

**2. Overall Benefit.** The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2019, 2020, 2021 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

**3. Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

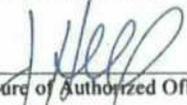
**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

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

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

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

  
\_\_\_\_\_  
Signature of Authorized Official

MAY 12 2020  
\_\_\_\_\_  
Date

County Executive  
\_\_\_\_\_  
Title

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input type="checkbox"/> Application <input checked="" type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input type="checkbox"/> New <input type="checkbox"/> Continuation <input checked="" type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text" value="A: Increase Award"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="04/12/2019"/>	4. Applicant Identifier: <input type="text" value="8613805"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="Fairfax County, Virginia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="54-0787833"/>	* c. Organizational DUNS: <input type="text" value="0748376260000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="3700 Pender Drive"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Fairfax"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="VA: Virginia"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="22030-6039"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Housing and Community Devel."/>	Division Name: <input type="text" value="REP-GRANTS MANAGEMENT"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Laura"/>	
Middle Name: <input type="text" value="O."/>	* Last Name: <input type="text" value="Lazo"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Associate Director, Grants Management"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(703) 246-5166"/>	Fax Number: <input type="text" value="(703) 653-7130"/>	
* Email: <input type="text" value="Laura.Lazo@Fairfaxcounty.gov"/>		

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="02/14/2020"/>	4. Applicant Identifier: <input type="text" value="8613805"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="Fairfax County, Virginia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="54-0787833"/>	* c. Organizational DUNS: <input type="text" value="0748376260000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="3700 Pender Drive"/>	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: <input type="text" value="Fairfax"/>	<input type="text"/>	
County/Parish: <input type="text" value="Fairfax"/>	<input type="text"/>	
* State: <input type="text" value="VA: Virginia"/>	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	<input type="text"/>	
* Zip / Postal Code: <input type="text" value="22030-6039"/>	<input type="text"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Housing and Community Devel."/>	Division Name: <input type="text" value="REP-GRANTS MANAGEMENT"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Laura"/>	<input type="text"/>
Middle Name: <input type="text" value="O."/>	<input type="text"/>	
* Last Name: <input type="text" value="Lazo"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="Associate Director, Grants Management"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(703) 246-5166"/>	Fax Number: <input type="text" value="(703) 653-7130"/>	
* Email: <input type="text" value="Laura.Lazo@Fairfaxcounty.gov"/>		

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <input type="text" value="B: County Government"/> <p>Type of Applicant 2: Select Applicant Type:</p> <input type="text"/> <p>Type of Applicant 3: Select Applicant Type:</p> <input type="text"/> <p>* Other (specify):</p> <input type="text"/>	
<p><b>* 10. Name of Federal Agency:</b></p> <input type="text" value="Department of Housing and Urban Development"/>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <input type="text" value="14.218"/> <p>CFDA Title:</p> <input type="text" value="Community Development Block Grant"/>	
<p><b>* 12. Funding Opportunity Number:</b></p> <input type="text" value="N/A"/> <p>* Title:</p> <input type="text" value="N/A"/>	
<p><b>13. Competition Identification Number:</b></p> <input type="text" value="N/A"/> <p>Title:</p> <input type="text" value="N/A"/>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <input type="text"/> <div style="display: flex; justify-content: flex-end; gap: 10px;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </div>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <input type="text" value="Acquisitions, rehabilitation and new construction to increase and preserve affordable housing and community facilities, and eligible targeted public services."/>	
<p>Attach supporting documents as specified in agency instructions.</p> <div style="display: flex; justify-content: space-around;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </div>	

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant:  \* b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**

\* a. Start Date:  \* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="5,960,799.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="171,790.00"/>
* g. TOTAL	<input type="text" value="6,132,589.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

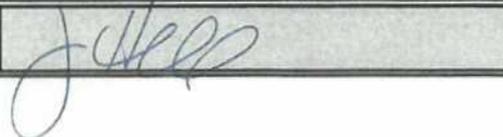
\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:  \* Date Signed:

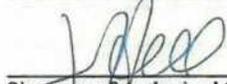
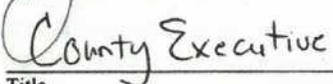
**Specific HOME Certifications**

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

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

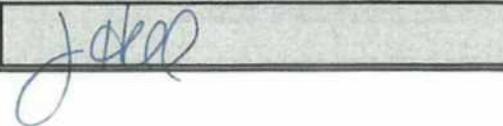
**Subsidy layering** -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature of Authorized Official  
  
\_\_\_\_\_  
Title

MAY 12 2020  
Date

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="02/14/2020"/>	4. Applicant Identifier: <input type="text" value="8613805"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="Fairfax County, Virginia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="54-0787833"/>	* c. Organizational DUNS: <input type="text" value="0748376260000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="3700 Pender Drive"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Fairfax"/>	County/Parish: <input type="text" value="Fairfax"/>	
* State: <input type="text" value="VA: Virginia"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="22030-6039"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Housing and Community Devel."/>	Division Name: <input type="text" value="REP-GRANTS MANAGEMENT"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Laura"/>	
Middle Name: <input type="text" value="O."/>	* Last Name: <input type="text" value="Lazo"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Associate Director, Grants Management"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(703) 246-5166"/>	Fax Number: <input type="text" value="(703) 653-7130"/>	
* Email: <input type="text" value="Laura.Lazo@Fairfaxcounty.gov"/>		

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b></p> <p>B: County Government</p> <p>Type of Applicant 2: Select Applicant Type:</p> <p>Type of Applicant 3: Select Applicant Type:</p> <p>* Other (specify):</p>	
<p><b>* 10. Name of Federal Agency:</b></p> <p>Department of Housing and Urban Development</p>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b></p> <p>14.239</p> <p>CFDA Title:</p> <p>HOME Investment Partnerships Program</p>	
<p><b>* 12. Funding Opportunity Number:</b></p> <p>N/A</p> <p>* Title:</p> <p>N/A</p>	
<p><b>13. Competition Identification Number:</b></p> <p>N/A</p> <p>Title:</p> <p>N/A</p>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b></p> <p><input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/></p>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b></p> <p>Acquisitions, rehabilitation, new construction and tenant-based rental assistance to increase and preserve affordable housing.</p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p><input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/></p>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	11
* b. Program/Project	VA-011
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date:	07/01/2020
* b. End Date:	06/30/2021
<b>18. Estimated Funding (\$):</b>	
* a. Federal	2,141,854.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	48,000.00
* g. TOTAL	2,189,854.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on	05/12/2020
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
<b>Authorized Representative:</b>	
Prefix:	Mr.
* First Name:	Bryan
Middle Name:	J.
* Last Name:	Hill
Suffix:	
* Title:	County Executive
* Telephone Number:	(703) 324-2536
Fax Number:	(703) 324-3956
* Email:	Bryan.Hill@Fairfaxcounty.gov
* Signature of Authorized Representative:	
* Date Signed:	MAY 12 2020

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

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

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

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

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

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

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

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

## **Emergency Solutions Grants Certifications**

The Emergency Solutions Grants Program recipient certifies that:

**Major rehabilitation/conversion/renovation** – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation.

If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion.

In all other cases where ESG funds are used for renovation, the recipient will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

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

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

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

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

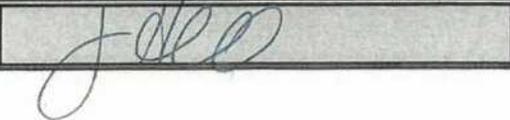
**Confidentiality** – The recipient has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release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

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

**Consolidated Plan** – All activities the recipient undertakes with assistance under ESG are consistent with its consolidated plan.

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="02/14/2020"/>	4. Applicant Identifier: <input type="text" value="8613805"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="Fairfax County, Virginia"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="54-0787833"/>	* c. Organizational DUNS: <input type="text" value="0748376260000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="3700 Pender Drive"/>	<input type="text"/>	
Street2: <input type="text"/>	<input type="text"/>	
* City: <input type="text" value="Fairfax"/>	<input type="text"/>	
County/Parish: <input type="text" value="Fairfax"/>	<input type="text"/>	
* State: <input type="text" value="VA: Virginia"/>	<input type="text"/>	
Province: <input type="text"/>	<input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	<input type="text"/>	
* Zip / Postal Code: <input type="text" value="22030-6039"/>	<input type="text"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text" value="Housing and Community Devel."/>	Division Name: <input type="text" value="REF-GRANTS MANAGEMENT"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Mrs."/>	* First Name: <input type="text" value="Laura"/>	
Middle Name: <input type="text" value="O."/>	<input type="text"/>	
* Last Name: <input type="text" value="Lazo"/>	<input type="text"/>	
Suffix: <input type="text"/>	<input type="text"/>	
Title: <input type="text" value="Associate Director, Grants Management"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(703) 246-5166"/>	Fax Number: <input type="text" value="(703) 653-7130"/>	
* Email: <input type="text" value="Laura.Lazo@Fairfaxcounty.gov"/>		

Application for Federal Assistance SF-424	
<p><b>* 9. Type of Applicant 1: Select Applicant Type:</b>  <input type="text" value="B: County Government"/></p> <p>Type of Applicant 2: Select Applicant Type:  <input type="text"/></p> <p>Type of Applicant 3: Select Applicant Type:  <input type="text"/></p> <p>* Other (specify):  <input type="text"/></p>	
<p><b>* 10. Name of Federal Agency:</b>  <input type="text" value="Department of Housing and Urban Development"/></p>	
<p><b>11. Catalog of Federal Domestic Assistance Number:</b>  <input type="text" value="14.231"/></p> <p>CFDA Title:  <input type="text" value="Emergency Solutions Grant"/></p>	
<p><b>* 12. Funding Opportunity Number:</b>  <input type="text" value="N/A"/></p> <p>* Title:  <input type="text" value="N/A"/></p>	
<p><b>13. Competition Identification Number:</b>  <input type="text" value="N/A"/></p> <p>Title:  <input type="text" value="N/A"/></p>	
<p><b>14. Areas Affected by Project (Cities, Counties, States, etc.):</b>  <input type="text"/></p> <p style="text-align: right;"> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/> </p>	
<p><b>* 15. Descriptive Title of Applicant's Project:</b>  <input type="text" value="Homeless prevention and rapid re-housing, services, and administration."/></p>	
<p>Attach supporting documents as specified in agency instructions.</p> <p style="text-align: center;"> <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="View Attachments"/> </p>	

Application for Federal Assistance SF-424	
<b>16. Congressional Districts Of:</b>	
* a. Applicant	11
* b. Program/Project	VA-011
Attach an additional list of Program/Project Congressional Districts if needed.	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>17. Proposed Project:</b>	
* a. Start Date:	07/01/2020
* b. End Date:	06/30/2021
<b>18. Estimated Funding (\$):</b>	
* a. Federal	492,880.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	492,880.00
<b>* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?</b>	
<input checked="" type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on	05/12/2020
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input type="checkbox"/> c. Program is not covered by E.O. 12372.	
<b>* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)</b>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
<input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>	
<b>21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)</b>	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
<b>Authorized Representative:</b>	
Prefix:	Mr.
* First Name:	Bryan
Middle Name:	J.
* Last Name:	Hill
Suffix:	
* Title:	County Executive
* Telephone Number:	(703) 324-2536
Fax Number:	(703) 324-3956
* Email:	Bryan.Hill@Fairfaxcounty.gov
* Signature of Authorized Representative:	
* Date Signed:	MAY 12 2020

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:**

**Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.



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

SEP 13 2018

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

Dear Mr. Hill:

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

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

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

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

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

Sincerely,

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

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

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

## *Citizen Participation Comments*

### 5. Summary of Public Comments Received on November 12, 2019

#### **Michael Mahrer, Literacy Council of Northern Virginia, Falls Church, VA (Presented and submitted written testimony)**

- Demographic focus is residents that make up 20% of Fairfax County who understand little or no English.
- Issues identified include the strong connection between English proficiency and poverty; the impact of an adult's lack of language and literacy skills on his or her family; and the studies that have concluded that programs designed to boost academic achievement in children also help the adults in their lives.
- There are very few places in Fairfax County that offer beginning level English at an affordable rate.
- **Needs: 1) increase affordable language and literacy learning opportunities and 2) beginner class offerings for extremely limited-English speaking adults.**

#### **McMillon, Member, Fairfax County Community Action Advisory Board (CAAB) (Presented and submitted written testimony)**

- Attended recent town hall meeting sponsored by Delegate Ibraheem Samirah on addressing affordable housing inequities.
- Hourly workers, who are employed at businesses in the county, cannot afford to live within the county on 30% of their income.
- Groups such as Morgan Properties, who are working on the Mt. Vernon Square project, are helping low to moderate income residents.
- **Needs: 1) more investment is needed in state/local subsidy programs and 2) discuss how to make housing affordable to service workers in a metropolitan area where housing is increasingly unaffordable.**

#### **Barbara Milleville, National Capital Citizens with Low Vision (Presented and submitted written testimony)**

- According to the 2000 US Census, there are 36,000 Fairfax County residents who have low vision or are legally blind.
- Many in the low vision community choose to relocate to Fairfax County to take advantage of the employment opportunities.
- Affordable housing options are limited for this vulnerable population.
- **Needs: 1) include the cost of live-in aids as impairment related expenses and not as income on applications to determine housing eligibility for Fairfax County housing programs; 2) exclude savings accounts that have funds allotted for impairment items from being included as income; 3) adjust AMI for applicants that need to live in a more walkable community; 4) adjust how retirement income is calculated for housing applications; and 5) consider modifying the First Time**

## ***Citizen Participation Comments***

Page 2 of 3

- **Homebuyer Application form to include applicants with a visual disability and accept home requests that meet the specific needs.**

### **Jerry Poje, Member, Unitarian Universalist Congregation of Fairfax (Presented and submitted written testimony)**

- Representing the Unitarian Universalist Congregation in partnership with four nearby faith communities.
- Deficit of over 30,000 affordable rental units and the coming need of 15,000 new units to support those living below 60% AMI, calculating to approximately 5,100 new units in each magisterial district.
- **Needs: 1) build awareness and support the YIMBY (Yes in My Back Yard) movement in each district across the county; 2) increase to two pennies for affordable housing to result in a larger investment to reach the 5,000 new unit goal; 3) include affordable housing in the County's state legislative package and budget recommendation; and 4) create a new county joint committee to plan for affordable housing in CIP and bonds.**

### **Mary Paden, Couth County Task Force for Human Services (Submitted written testimony)**

- Submitted report titled *Identifying Housing & Human Services Needs Across Fairfax County hosted by the Consolidated Community Funding Advisory Committee.*
- Summary of a community meeting held September 26 at Bethlehem Baptist Church in Gum Springs at which about 100 members of the Gum Springs and Hybla Valley community spent about 90 minutes brainstorming what they wanted for their community in the areas of:
- Housing
- Transportation
- Schools/ job training
- Jobs (what type?)
- Safety / crime / drugs
- Recreation/ parks/ culture programs
- Access to health care and healthy food
- Shops/retail/ offices/ restaurants/local businesses
- Value of community vs. individual gains
- Small group discussions were led by facilitators and captured by recorders to get direct input from this community as to their needs and desires for the future for an area on the border of a large proposed development zone.

## ***Citizen Participation Comments***

Page 3 of 3

- A report was submitted from an earlier meeting April 30, 2019 (Hybla Valley Gum Springs Listening Session) organized by the Northern Virginia Affordable Housing Alliance and other local groups at Bethlehem Baptist Church that focused on community assets and challenges.

### **Donald Brown, (Submitted written testimony)**

- Wants Fairfax County to get rid of the zoning and safety requirements for housing so that affordable housing can be supplied by the private sector.

### **Summary of Public Comments Received During the Public Comment Period and at the Public Hearing on March 24, 2020**

There were no public comments presented at the public hearing held by the Board on March 24, 2020.

The following comments were received on the county website in response to notices of the public comment period, which began on January 20, 2020 and ended at the close of the public hearing on March 24, 2020:

- There are needs for (a) more mixed use and new affordable housing along the Route 1 corridor and (b) solutions for the increase in traffic along the Route 1 corridor, which is dangerous for pedestrians
- Support for a higher than "1 cent" increase for affordable housing. The increase should be at least a 2 cent. Housing and disability services should be top priorities.
- RHA owned rental properties need to be updated and modernized and should include on-site community centers.



## HOUSING BLUEPRINT: AT A GLANCE – FY 2020

### GOALS

To End Homelessness in Ten Years (December 2018): 2,650 UNITS, OPPORTUNITIES NEEDED	To Provide Affordable Housing Options to Special Needs Population	Meet the Affordable Housing Needs of Low Income Working Families	To Increase Workforce Housing through Creative Partnerships and Public Policy
<b>NEW PROGRAM ADMISSIONS/TURNOVER</b>			
FCRHA Federal Resources: 42	FCRHA - Fairfax County Rental Program (Seniors): 90	FCRHA - Fairfax County Rental Program: 350	
Bridging Affordability: 39	FCRHA Federal Resources: 81	FCRHA Federal Resources: 161	
Continuum of Care (turnover): 60	Bridging Affordability: • Persons with physical/sensory disabilities: 12 • Persons with CSB eligible disabilities: 12 • Households leaving domestic violence situations: 34	Bridging Affordability: 58	
<b>NEW UNITS DEVELOPED</b>			
With Federal Funding: 4	Non-Profit, Federally-Funded Group Home Beds: 12 State Rental Assistance Program: 10 Construction of new Leesville Senior facility (Dranesville District): 81	Non-profit acquisitions/federal resources: 4	Workforce Dwelling Units (WDUs) (estimate): 200 Affordable Dwelling Units (ADUs) (estimate): 100
<b>BLUEPRINT PROJECT</b>			
New Private Partner approx. 150-unit Acquisition or Construction Goal of 10 percent to serve former homeless households – 15 units • Possible inclusion of Project Based Vouchers (if available)	New Private Partner approx. 150-unit Acquisition or Construction Goal of 10 percent to serve persons with special needs – 15 units • Possible inclusion of Project Based Vouchers (if available)	New Private Partner 150-unit Acquisition or Construction – \$9,700,000 Goal of approximately 120 units	
<b>FY 2020 TARGETS</b>			
<b>182</b>	<b>338</b>	<b>693</b>	<b>400</b>
<b>FY 2020 NET INCREASE</b>			
<b>19</b>	<b>119</b>	<b>124</b>	<b>400</b>
<b>ON THE HORIZON</b>			
<ul style="list-style-type: none"> <li>◦ Route 50/West Ox (Sully District) – Up to 30 units permanent supportive housing</li> <li>◦ Shelter rebuild/reconstruction and possible permanent supportive housing through bond referendum</li> <li>◦ Reevaluation of Bridging Affordability program relative to serving people coming out of homelessness and with special</li> </ul>	<ul style="list-style-type: none"> <li>◦ Autumn Willow (Springfield District) – up to 180 senior units</li> <li>◦ Little River Glen (Broadleek District) – up to 60 senior units</li> <li>◦ Domestic violence shelter expansion – South County</li> <li>◦ North Hill (Mount Vernon District) – 63 senior units</li> <li>◦ Oakwood (Lee District) – 150 senior units</li> <li>◦ One University (Broadleek District) – 100 senior units</li> <li>◦ Arden project (Mount Vernon District) – (pending funding and tax-credit award) – approximately 8 units</li> </ul>	<ul style="list-style-type: none"> <li>◦ North Hill (Mount Vernon District) – 216 units</li> <li>◦ Redevelopment of Certain FCRHA Public Housing Properties under HUD Rental Assistance Demonstration (RAD)</li> <li>◦ FCRHA property renovations: Wedgewood, Murraygate, Mount Vernon Gardens, RAD properties</li> <li>◦ One University (Broadleek District) – 140 units</li> <li>◦ Arrowsbrook (Dranesville District) – 374 units</li> <li>◦ Preservation of Parkwood (Heron District) – 325 units</li> <li>◦ Arden project (Mount Vernon District) – (pending funding and tax-credit award) – approximately 8 units</li> </ul>	<ul style="list-style-type: none"> <li>◦ Explore updating of Workforce Dwelling Unit policy</li> </ul>
<b>CROSS-CUTTING INITIATIVES</b>			
<ul style="list-style-type: none"> <li>◦ Implementation of Diversion First</li> <li>◦ Community-wide Housing Strategic Plan, Phase 1 strategies and Phase 2 recommendations: new production goal for households earning 60 percent of AMI and less</li> <li>◦ Identify new funding opportunities for affordable housing development</li> <li>◦ Sustainable housing work group and report card</li> <li>◦ Homelessness Strategic Plan</li> <li>◦ Work with Building Repurposing workgroup</li> </ul>	<ul style="list-style-type: none"> <li>◦ Apply for additional Family Unification Program and Veterans Affairs Supportive Housing vouchers</li> <li>◦ Explore increased flexibility in policies concerning serving persons graduating from permanent supportive housing</li> <li>◦ Explore some project-basing of State Rental Assistance Program assistance</li> </ul>	<ul style="list-style-type: none"> <li>◦ Consider tax exemption for developers providing housing affordable to extremely low-income households (30 percent of area median income and below)</li> <li>◦ Develop and implement policy for use of Tyson's housing funds</li> <li>◦ Identify opportunities to expand FCRHA income</li> <li>◦ GHU Health study</li> <li>◦ One Fairfax Policy</li> </ul>	<ul style="list-style-type: none"> <li>◦ Continued implementation of FCRHA Moving to Work designation</li> <li>◦ Facilitate affordable studio development county-wide</li> <li>◦ Health and Human Services System Integration</li> <li>◦ Identify opportunities to expand FCRHA income</li> </ul>

**Fairfax County Redevelopment and Housing Authority (FCRHA)  
and  
Department of Housing and Community Development (HCD)**

**Strategic Plan for FY 2021**



**Adopted March 5, 2020**



**<http://www.fairfaxcounty.gov/housing/data/strategic-plan>**

A publication of Fairfax County



Fairfax County is committed to a policy of nondiscrimination in all County programs, services and activities and will provide reasonable accommodations upon request. Please call 703.246.5101 or TTY 711.



# Who's Who

## Fairfax County Redevelopment and Housing Authority Commissioners (As of February 2020)

Robert H. Schwaninger (Mason District), Chairman  
C. Melissa Jonas (Dranesville District), Vice-Chairman  
Matthew Bell (Mount Vernon District)  
Christopher Craig (Braddock District)  
Kenneth G. Feng (Springfield District)  
Lenore Kelly (Sully District)  
Richard Kennedy (Hunter Mill District)  
Albert J. McAloon (Lee District)  
Ezra Rosser (At-Large)  
Rod Solomon (Providence District)  
Sharisse Yerby (At-Large)

## Department of Housing and Community Development

Thomas Fleetwood, Director  
Amy Ginger, Deputy Director, Operations  
Teresa Lepe, Deputy Director, Real Estate, Finance and Development

\* \* \* \* \*

Seema Ajrawat, Director, Financial Management and  
Information Systems and Services  
Judith Cabelli, Director, Affordable Housing Development  
Marta Cruz, Director of Administration  
Carol Erhard, Director, Homeownership/Relocation Services

Peggy Gregory, Director, Rental Assistance  
Margaret Johnson, Director, Rental Housing  
Ahmed Rayyan, Director, Design, Development and Construction  
Vincent Rogers, Director, Policy and Compliance

# Table of Contents

<b>Fairfax County Vision</b>	4
<b>FCRHA Mission Statement</b>	5
<b>FCRHA Values</b>	6
<b>FCRHA Goals</b>	7
<b>FCRHA Strategic Planning Principles</b>	8
<b>Housing Blueprint Goals; Housing Continuum Strategies</b>	9
1: Affordable Housing Development, Preservation and Sustainability	10
2: Affordable Rental Housing, Property Management and Maintenance	19
3: Tenant Subsidies and Resident Services	23
4: Homeownership and Relocation Services	31
5: FCRHA/HCD Program Planning, Development and Management	34

# Fairfax County Vision: Core Purpose and Elements

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County by:



**Maintaining Safe and Caring Communities:** The needs of a diverse and growing community are met through innovative public safety, health care, housing, educational, recreational, and volunteer opportunities. As a result, residents feel safe and secure, capable of accessing the range of services and opportunities they need, and are willing and able to give back to their community.



**Practicing Environmental Stewardship:** Local government, businesses, community organizations, and residents seek ways to use all resources wisely and to protect and enhance the County's natural environment and open space. As a result, residents feel good about their quality of life and embrace environmental stewardship as a personal and shared responsibility.



**Building Livable Spaces:** Distinctive and accessible town centers, neighborhoods, streets, walkways, and open spaces create a sense of place -- reflecting the character, history, and natural environment of the community. As a result, people throughout the community feel they have unique and desirable places to live, work, shop, play, and connect with others.



**Maintaining Healthy Economies:** Investments in the work force, jobs, institutions, and community infrastructure support a diverse and thriving economy. As a result, individuals are able to meet their needs and have the opportunity to grow and develop their talent and income according to their potential.



**Connecting People and Places:** Transportation, technology, information, and partnerships effectively and efficiently connect people and ideas. As a result, people feel a part of their community and have the ability to access places and resources in a timely, safe, and convenient manner.



**Creating a Culture of Engagement:** Individuals enhance community life by participating in and supporting civic groups, discussion groups, public-private partnerships, and other activities that seek to understand and address community needs and opportunities. As a result, residents feel they can make a difference and work in partnership with others to understand and address pressing public issues.



**Corporate Stewardship:** Fairfax County Government is accessible, responsible and accountable. As a result, actions are responsive, providing superior customer service and reflecting sound management of County resources and assets.

## **FCRHA Mission Statement**

The mission of the Fairfax County Redevelopment and Housing Authority is to initiate and provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve, and revitalize communities through fiscally responsible and open processes.

## **FCRHA Values**

**Adopted December 10, 2009 (amended January 20, 2011 and March 7, 2019)**

### **We, the Commissioners of the Fairfax County Redevelopment and Housing Authority, value:**

- Community involvement in decision-making.
- Partnering with the community, individuals, and public and private entities, particularly including the FCRHA's non-profit partners.
- Promoting, developing, encouraging and being responsive to community initiatives.
- Our responsibility as Commissioners is to establish FCRHA policies and to ensure that HCD staff will implement those policies in an open and professional manner.
- Maintaining and enhancing the professionalism of Housing and Community Development staff supporting the FCRHA mission. Providing the best management, maintenance and operational support for all projects and programs
- Integrity as the foundation of our work to ensure that all transactions are rooted in ethical principles.
- Communication that is open, honest and respectful of other points of view.
- Empowering the residents of FCRHA properties with the means to become as self-sufficient as possible, encouraging and facilitating movement toward financial independence beyond the need for FCRHA services, while recognizing the needs and limitations of persons with disabilities, the elderly and others with special needs.
- Fiscal responsibility in our role as stewards of resources that belong to the community.
- Innovation as we envision and carry out our mission.
- Strategic thinking as we anticipate community needs and challenges.
- Social and racial equity as represented in the Fairfax County One Fairfax resolution.

## FCRHA Goals Statements: FY 2021

- To preserve, expand and facilitate affordable housing opportunities in Fairfax County.
- To support revitalization and entrepreneurial initiatives that benefit the communities and residents of Fairfax County.
- To facilitate the self-sufficiency of FCRHA residents as they move toward financial independence, while recognizing the needs of special populations.
- To generate and increase opportunities for homeownership as one means to self-sufficiency, asset growth, neighborhood stability and allow those who work in Fairfax County to live in the County.
- To provide opportunities for those who work in Fairfax County to live in Fairfax County.
- To assure the continued excellent reputation of the FCRHA through fiscally responsible policies, sound business practices, and well-maintained properties that meet the high community standards of Fairfax County.
- To support the quality work and professionalism of the HCD staff to assure highly effective programs.
- To incorporate and maintain up-to-date Information Technology solutions in FCRHA/HCD business and communication functions.
- To give citizens a sense of ownership in policies and programs, through open and two-way communication of ideas and information about housing and community development challenges and opportunities.
- To commit to a strong and cooperative relationship with other Fairfax County boards, commissions and authorities, businesses and the broader community.
- To commit to strategic and innovative solutions for meeting changing community needs and challenges.

## **FCRHA Strategic Planning Principles**

**Adopted December 10, 2009**

- Preserving, renovating and maintaining FCRHA-owned properties is a high priority and resources should be allocated regularly for this purpose.
- The FCRHA should invest its financial resources, and use the housing units it owns and operates, to serve low and moderate-income households earning 80 percent of the Area Median Income (AMI) and below.
- To serve the current and future housing needs of Fairfax County's low and moderate income workforce, the FCRHA should foster the private development of sufficient workforce housing and encourage tools to facilitate its development (density, financing, etc.) through policy and advocacy efforts such as the Fairfax County Workforce Housing Policy.

# HOUSING BLUEPRINT GOALS

## GOALS

- GOAL:** To end **homelessness** in ten years\*
- GOAL:** To provide affordable housing options to **special needs** populations
- GOAL:** To meet the affordable housing needs of **low-income working families**
- GOAL:** To increase **workforce** housing through creative partnerships and public policy

\*Note: The Ten-Year Plan to Prevent and End Homelessness runs through FY 2019; FY 2019 is the tenth year of the homelessness plan.

## HOUSING CONTINUUM

**TIER ONE:** Through the Gateway to Affordable Housing

**BLUEPRINT GOALS ADDRESSED:**  
*Homelessness; Special Needs*

**TIER TWO:** Addressing Sustainable Housing

**BLUEPRINT GOALS ADDRESSED:**  
*Special Needs; Low-Income Working Families*

**TIER THREE:** Toward Self-Sufficiency

**BLUEPRINT GOALS ADDRESSED:**  
*Low-Income Working Families; Workforce*

## STRATEGY:

- Affordable Housing Development, Preservation, and Sustainability

## GOALS:

- To preserve, expand and facilitate affordable housing opportunities in Fairfax County.
- To provide opportunities for those who work in Fairfax County to live in Fairfax County.

### County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies

## TRENDS

- From April 2004 through June 2019, a total of 3,473 affordable housing units were preserved in Fairfax County; this is more than three times the Board's original goal of preserving 1,000 units. (HCD)
- According to the Center for Housing Research at Virginia Tech, the total affordable housing gap in Fairfax County for low- and moderate-income renters (earning 80 percent of the area median income (AMI) and below) is approximately 31,630 units. Over the next 15 years the need for affordable housing options will grow, as the county is projected to add 62,184 households, of which 18,622 are expected to earn 80 percent of AMI and below. (HCD)
- As of June 30, 2019, approximately 9,326 Workforce Dwelling Units (WDUs) had been committed by developers through Board of Supervisors approved rezoning actions. A total of 1,499 WDUs (1,477 rental and 22 for-sale) had been constructed as of June 30, 2019. (HCD)
- During 2019, the Fairfax County Economic Development Authority worked with 131 businesses that announced the addition of 10,057 jobs to the Fairfax County economy. The additional jobs were in fields such as information technology, software, and cybersecurity as well as cloud computing and data analytics, health care, financial services, and engineering and construction. (Fairfax County Economic Development Authority press release, 2/14/20)
- Business statistics reveal 118 million square feet of office space in Fairfax County; 10 Fortune 500 companies headquartered in the County; and 612,000 jobs. (Fairfax County Economic Development Authority, Business Statistics, January 2020)

**STRATEGY:**

**Affordable Housing Development, Preservation, and Sustainability:**

Includes project financing and/or direct purchase; predevelopment, condominium conversion unit purchases, Affordable Dwelling Unit (ADU) acquisitions, acquisition/retrofit for elderly/disabled, funding of projects through the Affordable Housing Partnership Program and Preservation Loan Fund, Safe Housing (small-scale housing for victims of domestic violence), magnet housing, land acquisition. Also includes affordable housing policy initiatives.

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
1.1	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE		<p><b>Affordable Housing Production:</b> Facilitate new housing production and preservation by non-profits and others, consistent with the recommendations of the Affordable Housing Resources Panel (AHRP). Minimum goal to produce 5,000 new units affordable to families earning 60 percent of AMI and below.</p> <p>The Affordable Housing Partnership Program (AHPP) is the gateway to FCRHA funds for developers of affordable housing. Identify and pursue opportunities to maximize leveraging of county funds for affordable housing, with a focus on achieving Housing Blueprint goals. Consistent with the Housing Blueprint goals, provide financing to private partner(s) to develop additional units using a variety of financing including Low-income Housing Tax Credits (LIHTCs), local funding and private financing. See also Lines 1.2, 1.3, 1.4, 1.5, and 3.4.</p>	<p>To the extent funding is available, the AHPP will continue to provide development funding for the preservation and development of affordable housing in FY 2020 through the Housing Blueprint. The Department of Housing and Community Development (HCD) will continue to leverage County funds, including potentially the issuance of bonds or other financing techniques. See also Line 1.2. HCD will provide a \$3.25 million Blueprint loan for the construction of Oakwood Apartments in Alexandria, VA. It is a 150-unit affordable senior housing project and is being developed by the Arlington Partnership for Affordable Housing with 4 percent tax credits and FCRHA bonds. Closing for the project will take place in summer 2021. HCD is also providing a \$6.5 million Blueprint loan for the construction of One University Apartments in Fairfax, VA, which is a 240-unit project with 120 affordable multifamily units and 120 affordable senior units. It is being developed by the Stratford Capital Group and is using a hybrid 9 percent/4 percent financing model with FCRHA bonds. Closing for One University will also take place in summer 2021.</p>
1.2	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE		<p><b>Preservation of affordable units:</b> Preservation of affordable housing both in rental complexes and in scattered sites consistent with the goals of the Housing Blueprint. Assist private partners in financing acquisition of units to serve a range of incomes, from extremely low-income (30 percent of Area Median Income (AMI) and below) through workforce income levels (above 80 percent of AMI). (Countywide) See also Line 1.8.</p>	<p>Continued preservation of additional units as opportunities arise consistent with the Housing Blueprint. Anticipate preserving approximately 252 units/beds through a variety of funding sources. This figure includes the redevelopment of Lake Anne Fellowship House in Hunter Mill District for the preservation of 240 affordable rental housing units for seniors. See also Lines 1.2, 1.3, and 1.4.</p> <p>Pursuant to the Fairfax County Zoning Ordinance, the FCRHA has the option to purchase up to one-third of for-sale Affordable Dwelling Units (ADU) offered in new residential developments. The FCRHA will continue to consider its right of purchase. If the FCRHA decides to purchase the ADUs, it would maintain the units as permanent affordable rental housing.</p>

## STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
1.3	<b>WORKFORCE</b>		<b>Workforce Housing:</b> Facilitate the development of workforce housing that is affordable to families with a range of low and moderate incomes. The FCRHA will take an active advocacy and educational role in promoting workforce housing and will work jointly with the Planning Commission.	In FY 2021, the FCRHA will focus on supporting private-sector production of new housing to meet the needs of Fairfax County's growing workforce, in conjunction with the implementation of the Board of Supervisors' Workforce Housing policy. The Workforce Housing policy that will produce Workforce Dwelling Units (WDUs) also may play an important role in providing an affordable option for households exiting the FCRHA's Housing Continuum. It is anticipated that as many as approximately 300 WDUs will be delivered by developers in FY 2021. See Lines 1.1 and 1.2.
1.4	<b>HOMELESSNESS</b>		<b>Ten-year Plan to Prevent and End Homelessness:</b> Consistent with the Ten-Year Plan and the Housing Blueprint, continue to identify opportunities to link affordable housing preservation activities with countywide homelessness plan.	In FY 2021 it is anticipated that the FCRHA will use federal resources to develop additional units specifically to serve formerly homeless households. See also Line 3.9.
1.5	<b>SPECIAL NEEDS</b> <b>WORKING FAMILIES</b> <b>WORKFORCE</b>		<b>FCRHA Tax Credit Properties – Long-Term Affordability:</b> Identify strategies to ensure long-term affordability of FCRHA tax credit properties. See also Line 1.1.	In FY 2020, the renovation of Murraygate Village (200 units, Lee District) was underway (see Line 1.18). Rehabilitation will be ongoing and is scheduled to be complete by January 2021. In FY 2020, the renovation planning for Stonegate Village (240 units, Hunter Mill District) was ramping up (see Line 1.19). Underwriting of the project should take place during FY 2021 along with the establishment of a development team.

## STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	<b>BLUEPRINT GOALS</b>	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2021
1.6	<b>SPECIAL NEEDS</b>		<b>Home Repair for the Elderly Program:</b> Provides minor non-emergency home repairs for eligible low and moderate income elderly homeowners, as well as homeowners who are handicapped and disabled. Fairfax County will provide the labor and up to \$500 in materials to complete necessary repairs and maintenance.	Complete 185 cases serving 140 households. The average household income estimated to be served in FY 2020 is \$26,492 or approximately 31 percent of the Area Median Income (AMI) for a one-person household; this meets the U.S. Department of Housing and Urban Development (HUD) definition of "very low income".
1.7	<b>WORKING FAMILIES</b>  <b>WORKFORCE</b>		<b>Rental Housing Compliance:</b> Monitoring of owner compliance with regulations governing rental units provided through the ADU and WDU rental programs, as well as tax-exempt bond financing and other special affordable housing financing.	<b>Ongoing.</b> It is anticipated that developers will deliver approximately 25 ADUs and 300 WDUs in FY 2021.
1.8	<b>HOMELESSNESS</b>  <b>WORKING FAMILIES</b>		<b>Community Housing Development Organization (CHDO) Set-Aside:</b> A portion of Fairfax County's HOME funds are set aside to assist CHDOs in developing/acquiring/preserving affordable housing.  See also Line 1.2.	In FY 2021, the FCRHA will continue to provide technical assistance and funding to support the CHDOs and other non-profits via this set-aside program.
1.9	<b>HOMELESSNESS</b>  <b>SPECIAL NEEDS</b>  <b>WORKING FAMILIES</b>		<b>County-owned Land and Facilities for Affordable Housing:</b> Encourage public/private partnerships to develop workforce/affordable housing on surplus or underutilized county-owned land and facilities, particularly for special needs populations.	<b>Ongoing.</b> HCD will work to develop opportunities for the creation of additional affordable housing on County-owned land such as what was accomplished with the development of the Residences at the Government Center. Projects in the pipeline include: <ul style="list-style-type: none"> <li>- The Residences at North Hill Park, 279 units (including 63 senior affordable), Mount Vernon District (see Line 1.21)</li> <li>- One University, 240 units (including 120 senior affordable), Braddock District (see Line 1.17)</li> <li>- Oakwood, approximately 150 units (all senior affordable), Lee District (see Line 1.23)</li> <li>- Autumn Willow, approximately 150 units (all senior affordable), Springfield District (see Line 1.24)</li> </ul>

## STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	<b>BLUEPRINT GOALS</b>	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2021
1.10	<b>HOMELESSNESS WORKING FAMILIES</b>		<b>Proffers from Private Developers:</b> HCD will assist the Department of Planning and Development in facilitating affordable/workforce housing-related contributions from private developers via the rezoning process.	Ongoing.
1.11	<b>HOMELESSNESS WORKFORCE</b>		<b>Residential Studio Units/Affordable Efficiencies:</b> Identify opportunities to encourage increased development of affordable efficiency apartments, particularly as part of revitalization efforts.	Ongoing.
1.12	<b>HOMELESSNESS SPECIAL NEEDS</b>		<b>Partnerships with Private Developers:</b> Seek private sector partnerships with organizations such as HomeAid to achieve cost savings in projects serving homeless populations. Identify opportunities for housing development by the faith community and build additional affordable units through AHPP (see Line 1.1) and the Virginia Public-Private Educational Facilities Infrastructure Act (PPEA) process.	Ongoing. See also Line 1.9.

## STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	<b>BLUEPRINT GOALS</b>	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2021
1.13			<b>Construction Management:</b> Continue utilization of the Department of Public Works and Environmental Services (DPWES) construction management resources, particularly for County-funded projects. Overall project management will continue to be the responsibility of HCD.	HCD anticipates that it will continue its use of DPWES construction services in FY 2021 for County-funded projects. The FCRHA has the option to use DPWES for its capital construction projects.
1.14	<b>WORKFORCE</b>		<b>Workforce Housing:</b> Work with the Department of Planning and Development to facilitate delivery of affordable and workforce housing units in Tysons, Reston, Merrifield and other areas of the county as development proposals are submitted, per Comprehensive Plan and negotiated proffers.	<b>Ongoing.</b> In FY 2021, it is anticipated that HCD and the Department of Planning and Development will continue co-leading a task force to re-evaluate the income levels served in the WDU program.
1.15	<b>HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE</b>		<b>Creative re-use of empty office space for housing:</b> Recognizing the challenges that exist in Fairfax County's office market, the FCRHA will explore ways to support demonstration projects, potentially using bond funding, which convert empty office buildings into a range of affordable/workforce housing.	<b>Ongoing.</b> The Fairfax County Building Repositioning Workgroup issued a report regarding repositioning and repurposing office space in Fairfax County was released in December 2016, and the Board of Supervisors, through the Fairfax County Communitywide Housing Strategic Plan, adopted a strategy to develop policy direction and a pilot for creating new housing options through adaptive reuse of commercial buildings, or through the use of land currently zoned for commercial uses. HCD staff will be working on <u>developing the policy and the pilot program.</u>
1.16	<b>SPECIAL NEEDS</b>		<b>Birmingham Green:</b> Explore opportunities to support additional affordable housing development and services at the Birmingham Green campus in Prince William County, which is co-owned by Fairfax County.	HCD will support the efforts of Birmingham Green to actively explore options for additional development at the site, which may include additional affordable housing for persons with disabilities and the elderly.

## STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	Description of Current Projects	Anticipated Outcomes in FY 2021
1.17	<b>WORKING FAMILIES</b>		<b>One University/Robinson Square:</b> Redevelopment of FCRHA-owned properties to produce additional affordable rental units and income to the FCRHA through a long term ground lease.	This site is located at the intersection of Route 123 and University Drive. The County received an unsolicited proposal to redevelop the FCRHA property. The project calls for replacing the existing affordable housing (Robinson Square in Braddock District) and the existing FCRHA facilities. The development will include 240 units (120 family/120 senior) of affordable housing and 333 units (approximately 798 beds) of student housing. The selected developer, One University Development Partners, LLC, has obtained its land use approvals and will pursue site plan approval. They anticipate an award of tax credits late summer of 2020.
1.18	<b>WORKING FAMILIES</b>		<b>Murraygate Village:</b> Substantial renovation of existing 200-unit affordable rental community using LIHTCs. (Lee District).	<b>In progress.</b> Project rehabilitation will be occurring throughout the fiscal year. See also Line 1.5. Rehabilitation is ongoing and is scheduled to be complete by January 2021.
1.19	<b>WORKING FAMILIES</b>		<b>Stonegate Village:</b> Substantial renovation of existing 240-unit affordable rental community using LIHTCs. (Hunter Mill District)	<b>In planning.</b> Underwriting of the project should take place during FY 2021 along with the establishment of a development team. HCD's Design, Development and Construction Division will hire an architect and engineer team to develop plans and drawings for the project. Planning and due diligence are underway for the rehabilitation of Stonegate Village Apartments.
1.20	<b>WORKING FAMILIES</b>		<b>Crescent Apartments:</b> Ensure continued effective maintenance and management of the property while exploring potential opportunities for redevelopment of the site. (Hunter Mill District)	<b>Ongoing.</b>

## STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	Description of Current Projects	Anticipated Outcomes in FY 2021
1.21	<b>SPECIAL NEEDS</b>		<b>The Residences at North Hill Park:</b> Development of 35 FCRHA-owned acres known as "North Hill". The FCRHA selected a private developer under the PPEA to develop the property. (Mount Vernon District)	The property was rezoned to allow 175 for-sale market rate townhomes, 216 multifamily affordable and workforce units, and 63 affordable independent senior housing units, and a 12-acre public park. The sale proceeds from the townhouse land bay will be used to fund the infrastructure needed for the multifamily and the affordable independent senior development, and part of the development of the park. The Virginia Housing Development Authority awarded CHPPENN 9 percent competitive LIHTCs in June 2017. A Comprehensive Agreement was entered into with CHPPENN. The project is proceeding to closing. Construction should commence in the summer of 2020.
1.22			<b>West Ox Road:</b> Development of affordable housing on county-owned land. (Sully District)	Project is in the planning phase. The use could be similar to Mondloch Place. One potential concept is to provide up to 30 units of permanent supportive housing for formerly homeless individuals, including homeless veterans. Pending funding availability.
1.23	<b>SPECIAL NEEDS</b>		<b>Oakwood Senior Housing:</b> Construct 150 units of affordable senior independent housing at intersection of South Van Dorn St. and Oakwood Road via a public/private partnership (Lee District).	Closing on financing and beginning of construction is anticipated in FY 2021.

**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**

SP Line	<b>BLUEPRINT GOALS</b>	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2021
1.24	<b>SPECIAL NEEDS</b>		Autumn Willow Senior Housing: Construct up to 150 affordable senior independent units on publicly-owned land at Stringfellow Road and Autumn Willow Drive through a public/private partnership (Springfield District).	In planning. Developer will be selected and project will be in rezoning/land-use actions process.

**STRATEGY: Affordable Housing Development, Preservation, and Sustainability**

SP Line	<b>BLUEPRINT GOALS</b>	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2021
1.24	<b>SPECIAL NEEDS</b>		<b>Autumn Willow Senior Housing:</b> Construct up to 150 affordable senior independent units on publicly-owned land at Stringfellow Road and Autumn Willow Drive through a public/private partnership (Springfield District).	<b>In planning.</b> Developer will be selected and project will be in rezoning/land-use actions process.

## STRATEGY:

- **Affordable Rental Housing, Property Management and Maintenance**

## GOALS:

- To manage and maintain quality affordable rental housing.
- To administer rental housing programs in accordance with federal regulations and local policies.

## County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies

## TRENDS

- The Fairfax County Redevelopment and Housing Authority (FCRHA), via its designation as a Moving to Work agency by the U.S. Department of Housing and Urban Development (HUD), has implemented a new approach to the delivery of affordable housing in Fairfax County: the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative. THRIVE is designed to link residents to services and programs offered by other County agencies and non-profit partners, with the goal of helping them become more self-sufficient. These programs are intended to help residents better manage their money, train for a new job, pursue college or other training, become a better parent, learn English, improve their health, and perhaps even purchase a home. (HCD)
- Poverty remains a daunting challenge at a time when housing remains "out of reach" for many: In Fairfax County, the National Low Income Housing Coalition Out of Reach 2019 report found that the annual salary needed to afford a two-bedroom apartment at the HUD Fair Market Rent (FMR) of \$1,665 was \$66,600 – approximately 55 percent of the Area Median Income for a family of four. According to the report, a minimum wage earner would have to work four full-time jobs to afford a two-bedroom unit at the FMR in Fairfax County.
- The FCRHA currently owns and operates 482 units of rental housing for active seniors, and 112 beds of assisted living. Project Based Voucher awards were announced on January 29, 2020 for new construction properties for the elderly: 102 units to Lake Anne (Hunter Mill District); 20 Units to One University Senior (Braddock District); and 8 Units to Oakwood (Lee District). (HCD)
- The need for affordable senior housing continues to grow, along with the senior population in Fairfax County; the number of seniors aged 65 and up is expected to increase from 135,976 in 2015 to 192,314 in 2030 – an increase of 41 percent. Based on the forums conducted as part of the 50+ planning process, seniors reported that they want affordable, walkable housing that is connected to the larger community. They also want to be able to remain in their own homes, and to understand how their homes can "evolve" to meet their needs as they age. They also want to see universal and accessible design incorporated into the new communities being built in the county, to increase the amount of housing that is appropriate for future generations of seniors. (HCD)
- The FCRHA's principal affordable housing programs are the federal Rental Assistance Demonstration-Project Based Voucher (RAD-RAD) (previously Public Housing) and Housing Choice Voucher (HCV) programs and the Fairfax County Rental Program (FCRP). FCRHA staff also administer the Bridging Affordability program. The average household income served in these programs in FY 2019 was \$26,422 or approximately 27 percent of the AMI for a family of two; this meets the federal definition of "extremely low income". (HCD)

**STRATEGY: Affordable Rental Housing, Property Management and Maintenance:** Manage and maintain more than 3,500 FCRHA owned or operated residential units including federal Public Housing units and Fairfax County Rental Program units. Ensure that the residents of FCRHA owned or operated properties have a safe and well-managed place to call home.

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
2.1	WORKING FAMILIES		<b>Fairfax County Rental Program (FCRP) - Multifamily:</b> The FCRP includes rental property owned by the FCRHA and developed with funds other than Public Housing or Housing Choice Voucher funds. FCRP generally serves working households with incomes that are slightly higher than those households living in Public Housing and/or participating in the Housing Choice Voucher program. Housing managed under the FCRP includes 1,975 units of multifamily housing, as well as 154 units of specialized housing and 482 units of senior independent housing. The FCRP serves a range of households with incomes from the low teens up to 80% of AMI, depending on the program component and the property.	The following are the anticipated FY 2021 performance metrics for the FCRP-Multifamily properties: <u>Occupancy rate:</u> 95% <u>Average income served as percentage of AMI:</u> 40% and below  It is anticipated that approximately 350 very low income households (earning 50% AMI and below) on the FCRHA's waiting lists will lease-up in FCRP multifamily properties. In addition, the FCRP will be linked to the FCRHA's other housing programs as part of the Moving to Work Housing Continuum.
2.2	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		<b>Rental Assistance Demonstration (RAD) Program:</b> The RAD program allowed the FCRHA to convert all of its 1,060 Public Housing units to federal Section 8 subsidies, providing significant benefits for both the residents and the housing authority.	All 1,060 Public Housing units were converted to federal Section 8 subsidies under RAD during FY 2017 and FY 2018. During FY 2021, all units converted under RAD will continue to operate under the Project Based Voucher (PBV) platform. It is also anticipated that all applicable Moving to Work activities that have not been currently applied to RAD units will continue to be implemented during FY 2021 and will be consistent with the RAD-PBV program.
2.3	HOMELESSNESS WORKING FAMILIES		<b>Appropriate Housing Initiative:</b> Pro-actively ensure that Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) residents are living in the most appropriate sized unit, with the goal of maximizing unit utilization and moving larger families off the waiting list. Consider acquisition of additional units varying in bedroom size, with possible emphasis on one-bedroom units, accessible units, and units in elevator buildings.	In FY 2021, staff will continue to evaluate the appropriateness of units for existing residents of RAD-PBV units on an ongoing basis and will follow RAD-PBV guidelines in placing residents in appropriate sized units. A special emphasis will continue to be placed on residents with medical needs.

## STRATEGY:

### Affordable Rental Housing, Property Management and Maintenance

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
2.4			<b>Asset Management Division:</b> Focus on financial performance, overall condition, capital improvements and accountability, using a private-sector model.	Ongoing.
2.5	<b>SPECIAL NEEDS WORKING FAMILIES</b>		<b>Rehabilitation of FCRHA Properties.</b> Rehabilitate FCRHA FCRP residential properties and group homes to maintain their safety and quality.	Through fiscally responsible processes, perform rehabilitation of FCRHA-owned properties to ensure safe, decent and high quality affordable housing, as identified. Additionally, perform site inspections and oversight of group homes owned by the FCRHA but leased to non-profits who are responsible for the maintenance of the facilities.
2.6	<b>SPECIAL NEEDS WORKING FAMILIES</b>		<b>Set Aside Capital Reserves/FCRHA Properties Rehabilitation and Modernization:</b> Rehab/modernize/maintain FCRHA properties to maintain safety and quality of life and enhance asset sustainability and energy efficiency.	Rehabilitation to be performed using the set aside capital reserves at properties (to be identified) to ensure the high quality of FCRHA properties.
2.7	<b>SPECIAL NEEDS</b>		<b>Section 504/Accessibility modifications for FCRHA properties:</b> Continued emphasis by Fairfax County on serving its population with physical disabilities, with a goal of improving accessibility in properties constructed before the current accessibility standards. Continuing implementation of Section 504 Plan for accessibility in PBV-RAD properties.	Staff will continue to fulfill reasonable accommodation requests and make accessibility modifications to FCRHA properties consistent with Title II of the 2010 Americans with Disabilities Act (ADA).
2.8	<b>SPECIAL NEEDS</b>		<b>Accessibility/Universal Design:</b> Incorporation of universal design in new construction and rehabilitation projects. Increase the number of affordable accessible units.	HCD will continue work to incorporate universal design in all new projects and in rehabilitation projects to the greatest extent possible.

**STRATEGY:**

**Affordable Rental Housing, Property Management and Maintenance**

SP Line	<b>BLUEPRINT GOALS</b>	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2021
2.9	<b>SPECIAL NEEDS</b>		Senior Properties under FCRHA management: Ongoing management of senior properties not under third-party management: Little River Glen, Olley Glen, and Sainsbury Plaza.	Ongoing.

## STRATEGY:

- **Tenant Subsidies and Resident Services**

## GOALS:

- To assist low-and moderate-income families and individuals in renting quality affordable rental housing.
- To facilitate services and compliance to ensure participants attain success in all of the FCRHA's programs.

### County-wide Vision Elements that Apply

-  Maintaining Healthy Economies
-  Connecting People & Places
-  Creating a Culture of Engagement
-  Corporate Stewardship

## TRENDS

- There are 3,936 Housing Choice Vouchers (HCV) authorized by HUD, with 41 Mainstream Housing Choice Vouchers and 25 Veterans Affairs Supportive Housing (VASH) vouchers to be added effective March 1, 2020. In FY 2018, the FCRHA's entire Public Housing portfolio had converted to Section 8 subsidies under the HUD RAD Program and the units are considered RAD-PBV. In FY 2019 for the HCV and RAD-PBV Programs combined, 12,809 persons were housed. The average income served in these programs was \$18,577, or approximately 19% of the Area Median Income (AMI) for a family of two. (HCD)
- During FY 2019, Tenant-Based Rental Assistance (TBRA) was provided to 40 families serving 118 beneficiaries using HOME Investment Partnerships Program (HOME) funds. At the end of FY 2019 there were 68 families receiving assistance through the State Rental Assistance Program (SRAP), a state-funded program through which participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units. (HCD)
- In FY 2020, the FCRHA was awarded 25 additional VASH vouchers, housing vouchers for veterans who are homeless, bringing its total to 133. HCD will also be administering an allotment of 96 housing vouchers awarded by HUD during FY 2019 and FY 2020 through its Section 811 Mainstream Housing Choice Voucher Program, which provides assistance to non-elderly persons with disabilities, who are transitioning out of institutional or other separated settings; at serious risk of institutionalization; homeless; or at risk of becoming homeless. HCD applied for 50 additional Family Unification Program (FUP) vouchers on behalf of the FCRHA. FUP Vouchers can serve families that the Public Child Welfare Agency (PCWA) has certified as a family for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, to out-of-home care and the Public Housing Authority has determined is eligible for a Housing Choice Voucher. FUP Vouchers also serve youth that the PCWA has certified to be at least 18 years old and not more than 24 years old, and who has left foster care or will leave foster care within 90 days, and is homeless. (HCD)
- As of June 30, 2019, a total of 611 households had leased up under the Bridging Affordability Program since 2011, and 85 percent of the households have exited the program and moved on to permanent housing. The average income served in the program is \$21,492, or approximately 20 percent of AMI for a family of three. As part of the Communitywide Housing Strategic Plan, HCD and other County partners, including the Office to Prevent and End Homelessness, will work collaboratively to ensure the Bridging Affordability program is serving those with the greatest need. (HCD)
- It is estimated that over one-third of the households served in the County's housing programs include a person with a disability. (HCD)
- The FCRHA owns and/or operates 3,056 units of multifamily housing and 799 units/beds of specialized housing, including active senior units, mobile home pads, residential studios, and assisted living, group home and homeless shelter beds.

**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
3.1	<p><b>HOMELESSNESS</b></p> <p><b>SPECIAL NEEDS</b></p> <p><b>WORKING FAMILIES</b></p>		<p><b>Housing Choice Voucher (HCV) Program and Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) Program:</b> Participants receive financial assistance to rent privately-owned and FCRHA-owned housing units. HCD administers the federally-funded HCV rental subsidy program for Fairfax County, and for the Cities of Falls Church and Fairfax, and the Towns of Herndon, Vienna and Clifton. HCD also administers the federally-funded Project Based Voucher program for the FCRHA-owned RAD-PBV units. Federal funds pay the difference between the fair market rent and the amount the tenant can pay based upon the tenant's income. There are 1,050 FCRHA units in the RAD-PBV program plus an additional 108 RAD-PBVs at Creekside Village. There are also an additional 3,936 vouchers authorized by HUD for a total of 5,104 federally-subsidized units. (Excluded from this total are 41 Mainstream Housing Choice Vouchers and 25 VASH vouchers that will be effective March 1, 2020.) See also Lines 3.2, and 3.10.</p>	<p>The following are the anticipated FY 2021 performance metrics for the Housing Choice Voucher and RAD-PBV programs:  <u>HCV and RAD-PBV funding utilization rate:</u> 98%  <u>RAD-PBV Occupancy Rate:</u> 95%  <u>Average income served as percentage of AMI:</u> 25% and below</p> <p>In FY 2021, the FCRHA will continue to use the waiting list preference for families referred from the Fairfax County Office to Prevent and End Homelessness (OPEH) and the County's Bridging Affordability Program. The FCRHA will also continuously monitor the needs of Housing Blueprint targeted populations to determine if a Project Based Voucher competition in FY 2021 would be beneficial. The FCRHA will also be assessing the effectiveness of utilizing a random selection system for the HCV waitlist based upon the results of the re-opening of the list in January of 2019.</p>
3.2	<b>HOMELESSNESS</b>		<p><b>Veterans Affairs Supportive Housing (VASH) Program:</b> The U.S. Department of Veterans Affairs awarded the FCRHA VASH housing vouchers for homeless veterans. The FCRHA will conduct income certifications; case management is provided by Veterans Affairs.</p>	<p>Ongoing. HCD will continue to work with Veterans Affairs in processing VA referrals to ensure that the FCRHA is at full utilization. In FY 2020, the FCRHA was awarded an additional 25 VASH vouchers, bringing the total to 130 tenant based VASH vouchers allocated to Fairfax County and three (3) project based.</p>

## STRATEGY: Tenant Subsidies and Resident Services

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
3.3	<p><b>HOMELESSNESS</b></p> <p><b>SPECIAL NEEDS</b></p> <p><b>WORKING FAMILIES</b></p>		<p><b>HCD PROGRESS Center:</b> The PROGRESS Center plays a significant role in promoting economic growth and self-sufficiency among FCRHA program participants. The PROGRESS Center facilitates self-sufficiency partnerships with a variety of organizations such as SkillsSource and YouthBuild. Particular emphasis is placed on facilitating employment and training opportunities to FCRHA residents under Section 3 requirements.</p> <p>The PROGRESS Center will focus on intervention to address crises, collaboration with sister human service agencies to coordinate services and provide residents facing eviction with "second chance" opportunities to resolve their issues. The PROGRESS Center will also have a significant role in promoting economic growth and self-sufficiency among FCRHA program participants. It is anticipated that the PROGRESS Center will expand its focus to assist with implementing mitigation strategies to help Housing Choice Voucher participants address changes in their rent.</p>	<p>The PROGRESS Center will assist FCRHA contractors in meeting their obligations under Section 3 to provide employment and training opportunities to FCRHA residents, and will administer all required reporting to HUD. The PROGRESS Center will also play an important role in the Housing Continuum through its work in facilitating self-sufficiency services for residents.</p> <p>In FY 2021, the HCD PROGRESS Center will continue to address the needs of FCRHA program participants through its three self-sufficiency programs: Service Coordination, FSS and Section 3. It is anticipated that the PROGRESS Center will achieve the following performance metrics:</p> <ul style="list-style-type: none"> <li>• <b>Section 3:</b> Approximately 20 individuals will complete the HCD/Britepaths trades pre-apprenticeship program; Approximately 75 individuals will be referred and screened for workforce training eligibility.</li> <li>• <b>Family Self-Sufficiency Program (FSS):</b> FSS will have a capacity to serve 125 participants from RAD-PBV and Housing Choice Voucher Programs and will promote linkage to homeownership. A total of 12 FSS information sessions will be conducted in the community; Approximately 15 families will be enrolled in FSS; Approximately 4 participating households will be eligible for graduation.</li> <li>• <b>Crisis Intervention/Service Coordination:</b> Approximately 10 new cases will be referred; approximately 42 cases will receive ongoing services; approximately 8 cases will be closed.</li> </ul>

## STRATEGY: Tenant Subsidies and Resident Services

SP Line	<b>BLUEPRINT GOALS</b>	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2021
				The PROGRESS Center will continue to play a critical role in the ongoing implementation of the FCRHA THRIVE Initiative and Moving to Work program. See also Line 3.4.
3.4	<b>HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE</b>		<p><b>Moving to Work/Continuing Implementation of THRIVE:</b> The FCRHA has received designation as a Moving to Work agency, which will facilitate the full implementation of the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative. The MTW designation will allow the FCRHA to:</p> <ul style="list-style-type: none"> <li>• Create a <b>housing continuum</b> that seamlessly joins together the County's housing programs - including RAD-PBV and Housing Choice Vouchers - and establishes goals to help residents move toward self-sufficiency.</li> <li>• Expand its already <b>strong community partnerships</b> with non-profit organizations to provide self-sufficiency services ranging from "ready-to-rent" training, to job readiness, through homebuyer education and beyond.</li> <li>• <b>Reduce the burden</b> both on staff and residents related to such things as re-certifications and inspections, which will allow staff to focus more on people - not paperwork.</li> </ul>	In FY 2021, the FCRHA will continue its work to implement a variety of aspects of the THRIVE initiative, as called for in its Moving to Work plan. Among the steps to be taken are to continue to implement several changes to how rent is calculated for participants; continued implementation of changes to FSS; as well as new activities potentially to be approved by HUD in FY 2021 such as, a zoned-based Fairfax County Payment Standard, a FCRP FSS program, and use of single fund flexibility to assist with residents with hoarding. Further, HCD will implement several mitigation strategies to help residents address changes to their rent, including employment services and case management. See also Lines 1.2, 1.3, 2.1, 3.1, 3.3, and 3.5.
3.5	<b>HOMELESSNESS SPECIAL NEEDS</b>		<p><b>Bridging Affordability Program:</b> HCD will continue to administer the Bridging Affordability program. Bridging Affordability funds are provided to non-profits via a competitive process to provide rental subsidies and acquire units to serve homeless individuals and families, victims of domestic violence, and individuals with physical and/or sensory disabilities.</p>	<b>Ongoing.</b> It is anticipated that the Bridging Affordability program will continue to serve homeless individuals and families and the county's special needs populations, including victims of domestic violence and individuals with physical and/or sensory disabilities. A total of approximately 7 new households are expected to be served based on the funding remaining under the current contract through November 30, 2020. A new contract is expected to begin on December 1, 2020 with the anticipation of serving 80 new households. See Lines 1.2, 1.4, and 3.1.

**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
3.6	HOMELESSNESS SPECIAL NEEDS		<b>Tenant Based Rental Assistance Program:</b> Use federal HOME-funded vouchers to serve homeless populations and persons with special needs.	<i>Non-Elderly Disabled:</i> It is anticipated that approximately 3 non-elderly disabled households will be served with TBRA voucher turnover.
3.7	HOMELESSNESS SPECIAL NEEDS		<b>Emergency Solutions Grants:</b> Partial support of prevention and rapid re-housing activities for homeless individuals and families.	Emergency Solutions Grants (ESG) will continue to support homelessness prevention and rapid re-housing activities in FY 2021 and the general management, oversight and coordination of ESG-funded programs. ESG is administered by the Fairfax County Office to Prevent and End Homelessness.
3.8	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		<b>Serving Households with Disabilities:</b> A portion of annual admissions to the Housing Choice Voucher program and RAD FCRP come from a special preference admissions pool that are referred through the Fairfax-Falls Church Community Services Board (CSB) or non-profit organizations.	<b>Ongoing.</b> Staff will continue to work with CSB and other partners to coordinate delivery of services to persons with disabilities. Critical link to homelessness goal in Housing Blueprint. In addition to the preferences in the FCRHA's federal programs, it is anticipated that approximately 12 new households with disabilities will be served with Bridging Affordability. In addition, as part of Moving to Work, the Bridging Affordability program serves as a gateway into the FCRHA Housing Continuum and will continue to operate in FY 2021. The FCRHA will continue to explore opportunities to convert additional RAD FCRP and FCRP units to accessibility. See also Lines 1.4 and 3.1.

**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
3.9	HOMELESSNESS		<b>Ten-Year Plan to Prevent and End Homelessness:</b> Identify opportunities to provide specialized rental housing consistent with homelessness plan.	In FY 2021 it is anticipated that the FCRHA will use existing resources to achieve the following: Tenant Based Rental Assistance turnover (federal): 3 Housing Choice Voucher turnover – Homeless Preference (federal): 30 Bridging Affordability program: 50 new households Continuum of Care – turnover (federal): 60 households; new (federal): 1 household  The Bridging Affordability program will continue to focus on homelessness and people with disabilities in FY 2021. See also Lines 1.2, 3.1, and 3.5.
3.10	HOMELESSNESS		<b>Family Unification Efforts:</b> Use special Family Unification Program (FUP) vouchers for families that, due to inadequate housing, would 1) have the family's children placed in out-of-home care; or 2) have the discharge of children from out-of-home care delayed. See also Line 3.1.	<b>Ongoing.</b> Continue to keep the lines of communication open with the FCRHA's partners at the Fairfax County Department of Family Services (DFS) to ensure that families are issued FUP vouchers to allow these families to find adequate housing in order to keep families from being separated or to bring families together. There are currently 175 FUP vouchers allocated to Fairfax County.
3.11	SPECIAL NEEDS		<b>Mainstream Housing Choice Vouchers:</b> Apply for vouchers for non-elderly disabled persons, including persons at-risk of institutionalization due to their housing situation or those in institutions wishing to live in their community.	In FY 2021, the FCRHA will continue to utilize the 55 Mainstream Housing Choice Vouchers awarded in FY 2019, in partnership with the Office to Prevent and End Homelessness, ENDEpendence Center, CSB, and DFS, for non-elderly disabled individuals.

**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
3.12	<p><b>HOMELESSNESS</b></p> <p><b>SPECIAL NEEDS</b></p>		<p><b>Admissions Policies and Housing Options:</b> Explore increased flexibility in FCRHA admissions policies concerning serving persons with special needs.</p>	<p>In FY 2021, FCRHA staff will continue to explore options for greater flexibility in admissions policies. Staff will continue to work with partners on housing options with wrap-around services for special needs populations. Staff will continue to utilize a waiting list preference that was afforded to homeless families referred from the OPEH and certain families exiting the Bridging Affordability program, a locally funded non-traditional rental assistance program. This preference provides for placement of these families on the Housing Choice Voucher and RAD-PBV waiting lists with a priority as part of the Moving to Work Housing Continuum. In addition, it is anticipated that the FCRHA will be in its fourth year of administering the State Rental Assistance Program (SRAP). SRAP is a state funded rental assistance program designed specifically for persons with intellectual and developmental disabilities and operates in a similar fashion as the Housing Choice Voucher program. Families will be referred from the Department of Behavioral Health and Developmental Services. HCD will also be administering an allotment of 96 Mainstream vouchers awarded by HUD during FY 2019 and FY 2020. HCD will establish a special Mainstream preference that specifically targets non-elderly families with a household member with disabilities who are transitioning out of an institutional or other segregated setting, at risk of institutionalization, homeless, or at risk of homelessness. See also Line 3.13.</p>

**STRATEGY: Tenant Subsidies and Resident Services**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
3.13	<b>SPECIAL NEEDS</b>		<p><b>State Rental Assistance Program (SRAP):</b> Participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units. The Virginia Department of Behavioral Health and Developmental Services (DBHDS) in partnership with the FCRHA and HCD administer this state-funded rental subsidy program for Fairfax County, and for the City of Fairfax, and the Towns of Herndon, Vienna and Clifton. SRAP is administered in coordination with disability support services provided through Virginia's Medicaid Waiver programs, and Fairfax-Falls Church Community Services Board.</p>	<p>As part of a recent amendment with DBHDS, the FCRHA is administering an additional 25 housing certificates. This will result in a total of 123 SRAP households being served in FY 2021. In addition, the FCRHA has begun awarding "project-based" SRAP certificates in new construction being supported by the FCRHA through financing and public/private partnerships on its land.</p>

## STRATEGY:

- Homeownership and Relocation Services

## GOALS:

- To increase affordable homeownership opportunities for residents with low- and moderate-incomes.
- To provide relocation assistance and monitoring to ensure compliance with federally-mandated Uniform Relocation Act and Fairfax County Voluntary Relocation Assistance Guidelines.

### County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies



Creating a Culture of Engagement

## TRENDS

- The homeownership rate in Fairfax County is 68.0 %. (US Census Bureau, 2018 American Community Survey 5-Year Estimates)
- In November 2019, 1,073 homes were sold in Fairfax County, an increase of 0.5 percent over the 1,068 homes sold in November 2018. (Fairfax County Economic Indicators, December 2019)
- On average, homes that sold in Fairfax County in November 2019 were on the market for 28 days. This is 7 days fewer than the 35-day average in November 2018. (Fairfax County Economic Indicators, December 2019)
- In November 2019, the average sales price of all homes sold during the month was \$612,363, a 9.2 percent increase from the November 2018 average sales price of \$560,604.
- The average sales price for detached homes sold in November 2019 was \$801,992, a 9.0 percent increase from the November 2018 average sales price of \$735,931.
- The average sales price for attached homes in November 2019 was \$414,395, a 7.0 percent increase over the November 2018 average sales price of \$387,165. (Fairfax County Economic Indicators, December 2018)
- The First-Time Homebuyers Program (FTHB) facilitated purchases by 31 homebuyers in FY 2019, including one Housing Choice Voucher homeowner. (HCD)
- The average sales price of FTHB Program homes sold during FY 2019 was \$153,800, down slightly from the FY 2018 average sales price of \$155,210. This data represents only the FTHB units sold to families with income under 70 percent of AMI. (HCD)
- During FY 2019, HCD staff conducted 35 project relocation reviews for compliance with the federal Uniform Relocation Act (URA) and the Fairfax County Voluntary Relocation Assistance Guidelines. (HCD)

**STRATEGY:** **Homeownership and Relocation Services:** Provide services and affordable units for purchase through the First-Time Homebuyers (FTHB) Program. Provide technical assistance to developers and tenants to mitigate the effects of displacement.

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
4.1	WORKING FAMILIES WORKFORCE		<p><b>Homeownership Division and First-Time Homebuyers Program:</b> Provides access to financing and homeownership training for Fairfax County first-time homebuyers purchasing for-sale FTHB units and Workforce Dwelling Units.</p> <p><i>Focus on Compliance:</i> Monitors refinancing of FTHB units by owners. Compliance monitoring is undertaken to ensure the FCRHA receives the required equity share contribution to the Housing Trust Fund (HTF).</p>	In FY 2021 it is anticipated that the Fairfax County First-Time Homebuyers Program will facilitate home purchases by 30 first-time homebuyers.
4.2	WORKING FAMILIES WORKFORCE		<p><b>Housing Choice Voucher Homeownership Program:</b> Provides up to 25 Housing Choice Vouchers (HCV) to move HCV participants to homeownership. The First-Time Homebuyers Program will affirmatively market to households coming out of the Housing Continuum. See Line 3.4.</p>	<p>In FY 2021, it is estimated there will be 15 HCV homeowners on the program. Staff is working with residents requesting RAD vouchers to move in instances where they are eligible to purchase a home with their voucher and continue to market to and serve HCV participants and move them toward homeownership and greater self-sufficiency focusing on families currently in the Family Self-Sufficiency Program.</p> <p>As the FCRHA prioritizes families leaving homelessness on its HCV Program, it is taking longer for families to prepare for homeownership.</p>
4.3	WORKFORCE		<p><b>Workforce Housing:</b> Implementation of the County's workforce housing policy in coordination with the Department of Planning and Zoning. The first WDU for-sale units were available in FY 2019.</p>	In FY 2021, it is estimated that 50 new for-sale WDUs will be available for purchase by families with income ranging from 60 percent up to 120 percent of AMI.
4.4	WORKING FAMILIES WORKFORCE		<p><b>Moderate Income Direct Sales (MIDS) Program:</b> Administration of purchases and re-sales of MIDS units to first-time homebuyers and qualified non-profits. Ongoing program compliance.</p>	See Line 1.3. Approximately 100 MIDS units remain with deed restrictions on the property.
4.5			<p><b>Language access for homeownership clients</b></p>	In FY 2021, program brochures will continue to be provided to homeownership clients in a variety of languages. Interpreters are provided upon request at any homeownership class. In addition, HUD-certified Housing Counselors provide homeownership education classes in a variety of languages.

**STRATEGY: Homeownership and Relocation Services**

SP Line	<b>BLUEPRINT GOALS</b>	<i>MTW Related</i>	<b>Description of Current Projects</b>	<b>Anticipated Outcomes in FY 2021</b>
4.6			<b>Relocation Program:</b> Technical assistance for the development community and citizens on tenant relocation issues.	In FY 2021, staff will continue to provide technical assistance for programs using federal funds under the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (URA) and Section 104(d) of the Housing and Community Development Act of 1974; Fairfax County Voluntary Relocation Guidelines; and the Code of Fairfax County and the Code of Virginia as they pertain to Condominium conversion projects. Relocation of tenants at Murraygate Village began during FY 2019 and will last into FY 2021. Also, the 46 residents at the RAD Robinson Square property were provided relocation information in anticipation that the One University project moves forward. If it moves forward, these residents are anticipated to be relocated at the end of FY 2021 and into FY 2022. Relocation guidance continues to be provided to private developers and that activity has increased over previous years. See also Line 1.1, 1.5, 2.1 and 2.2.
4.7			<b>Compliance Monitoring and Counseling:</b> Aggressive monitoring of ADU purchasers to ensure continued compliance with covenants, particularly with respect to refinancing.	See Line 4.1. HCD estimates the number of refinance requests it will monitor for compliance with FTHB Program covenant restrictions as 50 for FY 2021.

## STRATEGY:

- **FCRHA/HCD Program Planning, Development and Management**

## GOALS:

- To ensure fulfillment of the FCRHA/HCD mission through administrative functions.
- To set priorities and a strategic vision for the FCRHA/HCD and with the community.
- To manage the day-to-day operations of the FCRHA/HCD.

### County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies



Connecting People & Places

- In 2018, Fairfax County published Phase I of its Communitywide Housing Strategic Plan. The report indicated that over the course of the following 15 years, the County is expected to add more than 62,000 households, primarily working households. Of those 62,000 households, approximately 15,000 will be households earning less than 60 percent of the Area Median Income (AMI).
- Phase I of the Plan identified 25 short-term strategies that can be implemented without major policy changes or significant sources of new revenue to start the process of creating more housing options for future and current County residents and workers.
  - Six of the 25 Phase I strategies were grouped in a category called Modernizing FCRHA/HCD Administration and Processes, and include:
    - Streamline the Housing Blueprint Application Process to Better Align with the LIHTC Application Process
    - Maximize the Potential of FCRHA-Owned Properties
    - Plan for Reinvestment of Savings from the Refinancing and/or Maturing of Debt Service of Wedgewood and Crescent Properties
    - Develop a Plan to Expand Use of FCRHA Bonds
    - Examine the FCRHA's Deep Subsidy Programs to Better Align Resources to Serve Those Most in Need
    - Incorporate the One Fairfax Policy into the FCRHA's Policymaking Process
  - Phase II of the Communitywide Housing Strategic Plan – the identification of longer-term strategies for developing new tools, policies, and resources to support the production, preservation and access to housing that is affordable to all who live and work in our community – was presented to the Board of Supervisors in 2019 by its Affordable Housing Resources Panel.
  - HCD is implementing the recommendations from the Quadel Report to improve efficiencies within the Department. Recommendations implemented included the hiring of the Director of the Rental Housing Division, and consolidating the property management, property improvement and maintenance, and asset management functions under this Division. Also accomplished was the reorganization of the Policy and Compliance Division to incorporate data analytics and reporting as well as compliance functions.
  - The FCRHA continues to examine the opportunities to maximize efficiencies through third-party management of its properties. Given the array of scattered-site units within its rental portfolio, third-party management has led to overall reduction in operational costs, and the FCRHA will continue to analyze the cost/benefit of this approach on a property-by-property basis.

## TRENDS

## STRATEGY: FCRHA/HCD Program Planning, Development and Management

SP Line	<b>BLUEPRINT GOALS</b>	<b>MTW Related</b>	Description of Current Projects	Anticipated Outcomes in FY 2021
5.1	<b>HOMELESSNESS</b>  <b>SPECIAL NEEDS</b>  <b>WORKING FAMILIES</b>  <b>WORKFORCE</b>		<b>Communitywide Housing Strategic Plan:</b> HCD and the FCRHA will lead the development and implementation of a communitywide strategic plan for housing, similar to the effort which resulted in the recently-adopted <i>Strategic Plan for the Economic Success of Fairfax County</i> .	In June 2018 (FY 2018), the Board of Supervisors adopted Phase 1, which includes 25 strategies that Fairfax County could take within one to two years and with no new additional public resources to begin to produce and preserve more affordable and workforce housing. Phase 2 of the strategic plan, which focuses on identifying housing resources to meet housing needs over the next 15 years, was completed in coordination with the Board's Affordable Housing Resources Panel and recommendations were included in the Budget Guidance for FY 2020.
5.2	<b>HOMELESSNESS</b>  <b>SPECIAL NEEDS</b>  <b>WORKING FAMILIES</b>  <b>WORKFORCE</b>		<b>Affordable Housing Advisory Committee (AHAC):</b> In 2005, the AHAC was established for the Penny Fund. AHAC has been instrumental in establishing important County housing initiatives such as the Housing Blueprint and the Communitywide Housing Strategic Plan.	As part of its report to the Board of Supervisors, the Affordable Housing Resources Panel recommended that the AHAC be reconstituted and charged with monitoring progress and providing advice on Phase 1 and Phase 2 of the Communitywide Housing Strategic Plan.
5.3	<b>HOMELESSNESS</b>  <b>SPECIAL NEEDS</b>  <b>WORKING FAMILIES</b>  <b>WORKFORCE</b>		<b>Moving to Work/THRIVE/RAD:</b> Continued leadership of critical reinvention of the FCRHA programs under Moving to Work and the HUD Rental Assistance Demonstration.	Ongoing.

**STRATEGY: FCRHA/HCD Program Planning, Development and Management**

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2021
5.4			Grants Compliance; CDBG and HOME Strategies: Continuing evaluation of use of federal CDBG and HOME funds to maximize effectiveness of investments in programs and activities. Monitoring of activities and outcomes of FCRHA grantees, including funds granted via the Consolidated Community Funding Pool process.	Ongoing. Staff will continue providing technical assistance and monitoring CDBG and HOME activities for program compliance and outcomes.
5.5	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		Consolidated Community Funding Pool: Management of CCFP and staffing the Consolidated Community Funding Advisory Committee.	Ongoing.

## STRATEGY:

### FCRHA/HCD Program Planning, Development and Management

#### County-wide Vision Elements that Apply

-  Maintaining Safe and Caring Communities
-  Building Livable Spaces
-  Maintaining Healthy Economies
-  Connecting People & Places

SP Line	Description of Current Projects
5.6	<b>Multi-lingual access:</b> Improve language access across agency programs via phone, internet and kiosk.
5.7	<b>Public Participation:</b> FCRHA will ensure a coherent public participation process that is reflective of the One Fairfax Policy and promotes public ownership of its policies and practices.
5.8	<b>Supervisor Town Meetings:</b> FCRHA Commissioner attendance at Supervisor Town Meetings. HCD attendance upon request.
5.9	<b>Social Media strategy:</b> FCRHA will advance its use of video and graphics to expand the reach and followership of its existing social media platform. Staff will look at additional social media platforms—considering target audience and messaging needs—to determine what would be required to facilitate a successful launch and sustainable engagement on new platforms.
5.10	<b>Strategic Communications:</b> With the guidance and assistance of the County's Office of Public Affairs, HCD will use a variety of creative techniques to market, promote, announce and celebrate FCRHA projects and programs. Information will be shared through traditional media, social media, and the agency newsletter (E-fordable.org) to inform the public about affordable housing issues and initiatives in Fairfax County. See also Line 5.20.
5.11	<b>Reporting on use of County funds:</b> HCD will continue to account for and provide information about the status of County investments in affordable housing.
5.12	<b>Non-profit information sharing and partnerships:</b> HCD will continue to inform its non-profit partners regarding important HCD initiatives as well as updates regarding changes to housing programs that may impact their clients. Continue to promote partnerships with non-profit and community-based organizations; provide education/outreach on the work of the FCRHA and affordable housing in general. The THRIVE Advisory Committee, comprised of community stakeholders, will meet throughout FY 2021 to provide advice to the FCRHA related to housing policy issues, Moving to Work, and issues related to THRIVE.

## STRATEGY:

### FCRHA/HCD Program Planning, Development and Management

#### County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies



Connecting People & Places

SP Line	Description of Current Projects
5.13	<p><b>Reserve for housing emergencies and opportunities:</b> HCD continues to keep a small reserve for emergency maintenance work in the Housing Trust Fund. Staff will continue to identify opportunities to increase this reserve, as needed.</p> <p>A HUD-required reserve for RAD-PBV capital needs is being maintained. A capital reserve is still needed for all Fairfax County Rental Program Fund properties and this will be created once the properties break even and can generate positive cash flow to sustain a capital reserve.</p>
5.14	<p><b>Project Selection and Leveraging:</b> Undertake projects that have been thoroughly analyzed, display a well-defined need and demonstrate reasonable risk. Undertake projects that will maximize leverage and encourage public-private partnerships.</p>
5.15	<p><b>Maximizing Organizational Effectiveness:</b> HCD will continue assessing the existing organizational structure to determine ways to maximize efficiency, leverage skills, expertise and experience, and reflect the FCRHA strategic plan, HCD vision, and the Housing Blueprint.</p>
5.16	<p><b>Human Capital Development:</b> HCD strives to further career development and professionalism among its employees and will continue to promote development, recognition, mentoring and policies related to promotional opportunities. HCD will continue its focus on recruiting, growing and retaining staff talent.</p> <p>As part of HCD's Succession Planning effort, HCD will continue to participate actively in the County's formal mentorship program encouraging staff members to participate as either mentors or protégés. Additionally, HCD will send supervisors to Fairfax County's new 5-day Employee Relations Supervisory Training course and other Fairfax County leadership curriculum. To encourage professional growth and expertise within the housing industry, HCD will encourage attendance at conferences, including MTW, Yardi, Affordable Housing Management Association (AHMA) and the Virginia Governor's Housing Conference, within budgetary constraints.</p>

## STRATEGY:

### FCRHA/HCD Program Planning, Development and Management

#### County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies



Connecting People & Places

SP Line	Description of Current Projects
	<p>HCD will continue to provide job-related training to staff, within funding constraints. This training may include:</p> <ul style="list-style-type: none"> <li>• LIHTC compliance - basic, intermediate and advanced</li> <li>• MTW</li> <li>• HCV Certification</li> <li>• Housing Quality Standards (HQS)</li> <li>• Specialized maintenance training</li> <li>• Trauma Informed Care Curriculum</li> <li>• Fair Housing</li> <li>• Other training topics as needed</li> </ul> <p>HCD will continue to encourage participation in the George Mason University fellow graduate program, as well as NOVA-Partners Program, the COG Institute for Regional Excellence Certified Public Manager Certification, Virginia Local Government Management Certificate Program and Leadership Fairfax.</p>
5.17	<p><b>Administrative Systems and GIS:</b> Explore options to improve the interface between Yardi and FOCUS. Continue to upgrade or replace current systems to increase administrative efficiency. Utilize GIS in programs and data analysis. Ensure staff attend County software trainings in order to maximize their use of corporate software systems.</p>
5.18	<p><b>Internal Process Reviews:</b> HCD/FCRHA will continually assess procedures to ensure a series of decision points before major projects are undertaken.</p>
5.19	<p><b>Fiscal Strength and Stability:</b> HCD/FCRHA will explore opportunities to sustain the FCRHA's real estate stock, maximize revenues from assets and retain a strong and stable financial position.</p>

## STRATEGY:

### FCRHA/HCD Program Planning, Development and Management

#### County-wide Vision Elements that Apply

-  Maintaining Safe and Caring Communities
-  Building Livable Spaces
-  Maintaining Healthy Economies
-  Connecting People & Places

SP Line	Description of Current Projects	
5.20	<b>Staff Communications:</b> Implement the transition of Housing's FairfaxNET content to SharePoint 365 in conjunction with the Department of Information Technology schedule. Begin the development of an internal department site on SharePoint – transitioning from the current Housing Network News (HNN) platform. Primary areas of focus for the coming year will be addressing administrative departmental functions (communications, human resources, finance, information technology, emergency/risk management).	
5.21	<b>Media Relations/Public Affairs:</b> Continue realignment of FCRHA strategic communications in partnership with the County's Office of Public Affairs. Continue same-day response to all media calls, with an attempt to respond to most calls within one hour of receipt of message. See also Line 5.9.	
5.22	<b>FCRHA Information Items:</b> Continue to provide information items on FCRHA agendas on a regular basis to inform FCRHA members of staff activities and transactions.	
5.23	<b>Messages from the Director:</b> Send out "Messages from the Director" via e-mail to keep Commissioners informed between meetings.	
5.24	<b>FCRHA Meetings with other Boards, Authorities, and Commissions:</b> Joint meetings between the FCRHA and Planning Commission, Human Services Council, CCFAC, Resident Advisory Council, Economic Advisory Commission, CSB, DSB, and the Long-Term Care Coordinating Council as needed.	
5.25	<b>Board of Supervisors:</b> Briefing to Board of Supervisors at Board Health, Housing and Human Services Committee Meetings as needed.	

## FY 2021 HCD/FCRHA Advertised Budget

Fund #	Fund	Advertised Revenues	Advertised Expenditures
001	General Fund <sup>1</sup>	\$ 25,950,646	\$ 25,950,646
30300	Affordable Housing Development and Investment	\$ 45,741,000	\$ 45,741,000
30310	Housing Assistance Program - closed 6-30-20	\$ -	\$ -
40300	Housing Trust Fund	\$ 3,661,782	\$ 3,661,782
40330	Elderly Housing Program	\$ 3,210,227	\$ 3,138,121
40360	Homeowner/Business Loan Program - closed 6-30-20	\$ -	\$ -
50800	CDBG	\$ 5,609,339	\$ 5,609,339
50810	HOME	\$ 1,940,695	\$ 1,940,695
81000	FCRHA General Operating	\$ 3,586,038	\$ 3,343,600
81050	FCRHA Private Financing - closed 6-30-20	\$ -	\$ -
81060	FCRHA Internal Service Fund	\$ 4,054,083	\$ 4,054,083
81100	FCRP	\$ 2,999,805	\$ 3,912,239
81200	Housing Partnerships	\$ 1,655,270	\$ 1,655,270
81300	RAD-PBV	\$ 7,739,132	\$ 8,960,601
81500	Housing Grants	\$ 1,919,721	\$ 1,892,352
81510	Section 8/HCV	\$ 71,957,347	\$ 71,649,153
	Subtotal	\$ 180,025,085	\$ 181,508,881
	Less Internal Service Fund (ISF)	\$ 4,054,083	\$ 4,054,083
	<b>Total Advertised Budget Less ISF (All Housing Funds)</b>	<b>\$ 175,971,002</b>	<b>\$ 177,454,798</b>

<sup>1</sup> General Fund includes the combined funding of HCD and OPEH as proposed by the County Executive. Of the amount reflected, OPEH accounts for \$17,947,819 of the General Fund Advertised Budget.

COUNTY OF FAIRFAX, VIRGINIA

**CITIZEN PARTICIPATION PLAN**

**FOR THE CONSOLIDATED PLAN**

**Adopted by the Board of Supervisors**

**December 8, 1997**

**Amended by the Board of Supervisors**

**February 11, 2002 and April 30, 2007**

**Revised and Amended Citizen Participation Plan**

**Approved by the Board of Supervisors**

**April 30, 2007**

## Purpose of the Citizen Participation Plan

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

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

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

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

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

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

#### **Notice of Consolidated Plan Schedule**

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

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

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

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

### **Citizen Participation Process**

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

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

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

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

Citizen input on housing, community development, and needs for services to be provided by community-based organizations will be received annually at one or more public hearings to be held before the

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

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

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

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

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

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

### Technical Assistance

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

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

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

As part of the on-going citizen participation effort, County staff will meet with citizen groups in Fairfax County which represent very low, and low and moderate income residents such as neighborhood conservation and redevelopment areas, and with citizen groups in other areas of the County which express interest in participating in federal and/or local funding sources included in the Consolidated Plan, to explain program and application procedures. These meetings will be held in facilities convenient to the neighborhood or groups requesting the meetings.

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

### Public Hearings

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

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

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

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

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

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

### **Response to Citizen Comments**

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

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

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

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

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

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

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

- 1) To carry out a project, using funds from any of the four federal HUD programs covered by the Consolidated Plan (including program income) not previously described in the action plan; or
- 2) To eliminate a project from any of the four federal programs covered by the Consolidated Plan (including program income) for which funds were previously approved by the Board of Supervisors.

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

carryover budget reviews, and will be subject to public comment during the public hearing process held on each of these reviews.

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

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

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

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

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

## ***Continuation of AP-05***

### **3. Evaluation of past performance (continued)**

Highlights of accomplishments in Fiscal Year (FY) 2019 accomplishments include:

- (A) Affordable Housing Preservation: In FY 2019, the Fairfax County Department of Housing and Community Development (DHCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA) used HOME, CDBG, and County funds to preserve a total of 457 units/beds via the financing of purchases by nonprofit and other affordable housing providers. All units preserved during FY 2019 have affordability periods of a minimum of 30 years. From April 2004 through June 2019, a total of 3,473 affordable housing units were preserved in Fairfax County. This is more than three times the original goal set by the Fairfax County Board of Supervisors (Board) in 2004 to preserve 1,000 units.
- (B) Multifamily Rental Housing and Tenant Subsidy Programs: A total of 18,445 individuals were housed using the HCV or RAD-PBV subsidies, or in FCRP units. The average tenant household income in the FCRHA's major multifamily affordable rental housing and tenant subsidy programs was \$26,422, (approximately 27 percent of the AMI for a family of four). As a Moving to Work (MTW) Public Housing Authority, the FCRHA is granted flexibility to test innovative, locally designed strategies to improve cost-effectiveness and help families achieve self-sufficiency.
- (C) Special Needs Housing: The FCRHA leases 10 buildings to the CSB for use to provide a combined total of up to 33 beds of emergency housing, intermediate care facility housing and group housing, and up to 58 units of supportive housing, supervised supportive housing and transitional housing for people with special needs.
- (D) Senior Housing: A newly constructed 82-unit senior rental housing community was opened, in which tenant eligibility for occupancy is restricted to persons 62 years of age or older with household income at or below 50 percent of the AMI. The complex includes 8 units that are accessible for seniors with disabilities and 22 units that are subsidized with federal PBVs.
- (E) Communitywide Housing Strategic Plan: The Communitywide Housing Strategic Plan identifies long-term strategies, tools, policies and resources needed to develop and preserve affordable housing in the county. A copy of the Communitywide Housing Strategic Plan may be found in the Grantee Unique Appendices section. The Affordable Housing Resources Panel (AHRP), a panel of stakeholders appointed by the Board of Supervisors, is tasked with recommending an achievable goal for new housing units over the next 15 years and identifying resources and strategies to achieve this goal. In March 2019, the AHRP presented recommendations for Phase II of the Communitywide Housing Strategic Plan.
- (F) Special Needs Housing: The FCRHA leases 10 buildings to the CSB for use to provide a combined total of up to 33 beds of emergency housing, intermediate care facility housing and group housing, and up to 58 units of supportive housing, supervised supportive housing and transitional housing for people with special needs.

- (G) Senior Housing: A newly constructed 82-unit senior rental housing community was opened, in which tenant eligibility for occupancy is restricted to persons 62 years of age or older with household income at or below 50 percent of the AMI. The complex includes 8 units that are accessible for seniors with disabilities and 22 units that are subsidized with federal PBVs.
- (H) Communitywide Housing Strategic Plan: The Communitywide Housing Strategic Plan identifies long-term strategies, tools, policies and resources needed to develop and preserve affordable housing in the county. A copy of the Communitywide Housing Strategic Plan may be found in the Grantee Unique Appendices section. The Affordable Housing Resources Panel (AHRP), a panel of stakeholders appointed by the Board of Supervisors, is tasked with recommending an achievable goal for new housing units over the next 15 years and identifying resources and strategies to achieve this goal. In March 2019, the AHRP presented recommendations for Phase II of the Communitywide Housing Strategic Plan.

Key recommendations presented to the Board of Supervisors include:

- A goal of producing a minimum of 5,000 new homes affordable to households earning up to 60 percent of the AMI over the next 15 years;
- An increase in the “Penny for Affordable Housing Fund” by the equivalent of one additional cent on the real estate tax rate;
- A priority use of the current “half penny” for preservation projects;
- A goal of no net loss of existing “market affordable” rental apartments; and
- Housing affordability as a critical element of the Countywide Strategic Plan, which is currently in development.

## Continuation of AP-12 Participation

ONE FAIRFAX POLICY – November 21, 2017

### I. PURPOSE

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

### II. SUMMARY OF CHANGES SINCE LAST PUBLICATION

This is a new policy.

### III. DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

## **PROCESS**

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

### **a. Community Engagement**

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

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

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

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

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

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

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

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

**e. Accountability Framework**

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

**VI. ROLES**

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

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

**Related policies and regulations:**

Fairfax County Public Schools Policy 1450 – Nondiscrimination

Fairfax County Government Procedural Memorandum 39-06 – Harassment

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

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

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

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

## Continuation of AP-15 Introduction

# Contingency Instructions

### Federal Funding Allocations for FY 2021

The recommended allocations of FY 2021 CDBG, ESG and HOME funding (Federal Funding) and for program income earned from prior uses of Federal Funding (Program Income) were based on estimates. If there is greater than a 10 percent difference between the estimated and actual CDBG, ESG and/or HOME funding awarded for FY 2021, the County's Board of Supervisors reserves the right to reconsider the proposed funding allocations. If there is no more than a 10 percent (10%) difference between the estimated and the actual funding awarded, Fairfax County will utilize the following contingency provision governing the use of the Federal Funds:

### CDBG

- A. If the actual CDBG funding amount is lower than the estimated funding, all CDBG-funded activities are to be proportionally decreased from the estimated funding levels to match the actual CDBG award amount, with the following exceptions:
- The Section 108 Loan Payment will remain as represented in the plan.
  - General Administration, Planning, Fair Housing and Homeownership Administration are to be capped at 20 percent (20 %) of the CDBG award based on HUD limits. Total allocation for these four activities will not exceed 20 % of the actual CDBG award.
  - The Targeted Public Services (CCFP TPS) allocation is to be capped at 15 percent (15%) of the CDBG award based on HUD limits. The allocation to the Targeted Public Services will be 15% of the actual CDBG award.
  - Funding allocations for Section 108 Loan, General Administration, Planning, Fair Housing, Homeownership Administration and CCFP TPS are to be made prior to any other proportional adjustments to the remaining CDBG-funded activities.
- B. If the actual CDBG funding amount is greater than the estimated funding, all CDBG-funded activities are to be funded as represented in the plan, with the following exceptions:

- General Administration, Planning, Fair Housing and Homeownership Administration are to be capped at 20 percent (20 %) of the CDBG award based on HUD limits. Total allocation for these four activities will not exceed 20 % of the actual CDBG award.
- The CCFP TPS allocation is to be increased to an amount that is 15% of the actual CDBG award.
- The unallocated balance of the CDBG funding available as a result of the funding increase is to be allocated to the NOFA/RFP.

## HOME

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

## 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 2021

All Program Income received from activities funded with CDBG and/or HOME in excess of the estimates in FY 2021 is to be allocated to the NOFA/RFP, with the following exceptions:

- Program Income received from the North Hill project will be used pursuant to the guidance provided and approved by the Board of Supervisors on January 24, 2017.
- Twenty percent (20%) of any excess CDBG Program Income will be allocated to General Administration (CDBG), Planning and Homeownership Administration in amounts to be determined by HCD staff.
- Ten percent (10%) of any excess HOME Program Income will be allocated to General Administration (HOME).

Fairfax County requested citizen comment on this planned contingency process for the allocation of Federal Funds for FY 2021.

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

Projects that are expected to be completed, under construction or in planning during the time covered by this FY 2021 One-Year Action Plan include the following:

**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 early 1980s. The selected developer received the necessary zoning approvals in FY 2018 to construct 279 mixed-income, affordable multi-family units. Approximately 12 acres will be sold to another developer to construct 175 market-rate townhouses. The approximately 12-acre balance of the site will be improved as a park. The project was awarded competitive 9 percent tax credits by the Virginia Housing Development Authority (VHDA), 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 will be used to partially fund the site improvements for the affordable units. Site plan has been approved. Closing on the deal is expected in May 2020.

**Murraygate Renovation (Lee District):** The project scope includes extensive renovations of the 200-unit Murraygate Village apartment complex. Rehabilitation 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 the renovation is underway and to be completed by the end of 2020.

**Oakwood (Lee District):** The scope of the project is to develop the 6.2 acres FCRHA-owned site at the intersection of Oakwood Road and Van

Dorn Street. The proposed development includes 150 units of affordable independent senior housing. Potential funding includes Low Income Housing Tax Credits (LIHTC). A developer was selected in January 2019 to develop the site under PPEA. Rezoning the property has been approved. The master development agreement was approved by the FCRHA in March 2020. LIHTC application was submitted to VHDA in March 2020.

**One University (Braddock District):** The scope of the project is to redevelop an FCRHA-owned site located at the intersection of Route 123 and University Drive. A developer was selected in July 2018 to develop the site under PPEA. The proposed development will include 240 units of affordable housing and 333 units of student housing. The land use approval process was successfully concluded in September 2019. The master development agreement was approved by the FCRHA in January 2020. LIHTC application was submitted to VHDA in March 2020.

**Little River Glen IV (Braddock District):** The scope of the project includes the construction of 60 units of affordable independent senior housing on land owned by the FCRHA. An architect was selected to prepare the construction documents. The Department of Planning and Development has issued a zoning determination that would allow the building of slightly bigger units than approved by the General Development Plan. The design is underway. LIHTC application will be submitted to VHDA in March 2021.

**Little River Glen Elevators Replacement (Braddock District):** The scope of the project includes the replacement of four elevators in the Little River Glen buildings. The new elevators will be large enough to allow for the transport of medical stretchers. The engineering design has been completed and permitted. The construction bidding phase began in early 2020 with construction completed anticipated early 2022. One bid was received, which turned out to be more than the project budget. Preparation to rebid the project is underway.

**Autumn Willow (Springfield District):** The scope of the project is to develop the 10.8 acre County-owned site at the intersection of Stringfellow Road and Autumn Willow Drive. 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). A request for proposals to develop the site was issued in December 2019. Development proposals were due on March 12, 2020 and are under review.

**Stonegate Renovation (Hunter Mill District):** The project scope includes extensive renovations of the 240-unit Stonegate Village apartment complex. Rehabilitation include replacement of the individual HVAC units in each apartment, accessibility improvements, kitchen and bathroom modernization, other miscellaneous enhancements, and minor site work. A thorough physical needs assessment will be prepared to better define the scope of renovation. An architect has been selected to conduct the physical needs assessment. A/E contract negotiations are underway. Potential funding includes LIHTC.

## TIMELINE FOR FY 2021 ONE-YEAR ACTION PLAN

- **SEPTEMBER 2019**
  - **Sept. 10** – CCFAC scheduling of public hearing on affordable housing and community development needs
  
- **NOVEMBER 2019**
  - **Nov. 12** – CCFAC public hearing affordable housing and community development needs
  
  - **Nov. 18** – CCFAC-RHA Working Advisory Group adoption of recommendations for uses of federal resources in FY 2021 based on estimated amounts to be available and Contingency Plan for adjustment of budgeted allocations
  
- **JANUARY 2020**
  - **Jan. 14** – CCFAC release of draft Consolidated Plan One-Year Action, including proposed uses of estimated federal resources in FY 2021 and Contingency Plan for adjustments of estimates, for public comment
  
  - **Jan. 20:** distribution and publication of draft Consolidated Plan One-Year Action Plan for FY 2021 for public review and comment
  
  - **Jan. 20: BEGINNING OF PUBLIC COMMENT PERIOD**
  
- **FEBRUARY**
  - **Feb. 12** - Board authorization to schedule and advertise a public hearing to receive comments on the draft Consolidated Plan One-Year Action Plan for FY 2021
  
  - **Feb. 14** - Receipt of HUD notice of FY 2021 federal allocations
  
- **MARCH**
  - **Mar. 24** - Board public hearing on the draft Consolidated Plan One-Year Action Plan for FY 2021

- **Mar. 24 - CLOSE OF PUBLIC COMMENT PERIOD**
- Mar. 24 - Update Draft FY 2021 Action Plan with summary of public comments and Contingency Plan adjustments
- **MAY**
  - **May 12 – Board approval of the proposed Consolidated Plan One-Year Action Plan for FY 2021 and authorization of submission to HUD**
  - **May 12** - Execution of County Executive Certifications and SF-424s
  - **May 12** - Delivery of Executive Order 12372 compliance letter
  - **May 15 – Delivery of proposed Consolidated Plan One—Year Action Plan to HUD via IDIS**
- **JUNE 2020**
  - **June 30 – END OF FAIRFAX COUNTY FISCAL YEAR**
- **JULY 2020**
  - **July 1 – BEGINNING OF FAIRFAX COUNTY FISCAL YEAR**
- **OCTOBER 2020**
  - **OCT. 1 – BEGINNING OF FEDERAL FISCAL YEAR 2020**