FAIRFAX COUNTY APPLICATION

FOR THE
U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PRESERVATION AND REINVESTMENT INITIATIVE FOR COMMUNITY ENHANCEMENT (PRICE) MAIN COMPETITION

June 24, 2024

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Exhibit A: EXECUTIVE SUMMARY

Fairfax County, Virginia, well-regarded for its quality of life and economic opportunities, faces a pressing need for affordable and accessible housing. Despite its high median income, a significant portion of Fairfax County residents struggle with the soaring cost of living, racial disparities, and limited affordable housing options. Particularly vulnerable are low-and moderate-income (LMI) households, especially those earning below 30 percent of the Area Median Income (AMI), who face severe housing burdens and a lack of equitable opportunities.

With approximately one in five renters in Fairfax County facing severe housing cost burdens, the demand for affordable housing is urgent and projected to escalate. By 2034, the county anticipates a need for over 18,000 new housing units for households earning less than 80 percent of the AMI. This challenge not only impedes the realization of its commitment to racial and social equity through initiatives like the One Fairfax policy, but also threatens the economic vitality of Fairfax County.

Manufactured Housing Communities (MHCs), also known as mobile home communities, serve as crucial sources of affordable housing in Fairfax County, particularly for working families. Manufactured homes cost significantly less than on-site builds and deliver more spacious living than many conventional apartments in the county. There are eight remaining MHCs in Fairfax County with approximately 1,800 units. Unlike traditional homeownership in which the property and the home are owned by a single entity, manufactured homes are typically owned by the occupant who rents the land from a separate entity. In most cases in Fairfax County, the homes are no longer mobile, and the landowners are now national firms. These communities face multifaceted challenges, including escalating land values, regulatory constraints, pad rent increases, redevelopment threat, and vulnerability to environmental hazards such as flooding, storms, and extreme heat. Residents of MHCs are disproportionately impacted by these challenges due to limited economic capacity, physical location in environmentally hazardous areas, and linguistic isolation.

Recognizing the critical role of MHCs in providing affordable housing, Fairfax County, the residents of the MHCs, and MHC advocates have undertaken significant efforts to preserve and revitalize these communities. The Manufactured Housing Task Force (MHTF) was established to develop strategies for preserving affordable housing opportunities within MHCs. Subsequent efforts have elevated voices of residents but have been limited. Barriers such as high land costs, limited constitutional authority, lack of resources, and limited resident organization hinder preservation efforts.

Fairfax County’s application for the PRICE Main Competition for $39,550,000, with a total budget of nearly $49 million, seeks to address these challenges comprehensively by promoting affordable housing preservation and revitalization, accelerating services to MHCs, implementing the recommendations of the MHTF through a lens of racial and social equity and building upon the efforts of the MHCs residents. By enhancing resilience to natural hazards, improving resident organization and economic capacity, making necessary unit and site improvements, and mitigating regulatory constraints, Fairfax County aims to safeguard the affordability and accessibility of housing within MHCs.

The proposed interventions not only address immediate housing needs but also align with Fairfax County's broader goals of promoting equitable access to housing and fostering resilient communities. Through collaborative efforts between government agencies, residents, MHC

owners, and community organizations, Fairfax County endeavors to ensure that all residents have access to safe, affordable, and dignified housing, thereby fostering a more inclusive and prosperous community for all.

EXHIBIT B: THRESHOLD REQUIREMENTS AND OTHER SUBMISSION REQUIREMENTS

The Department of Housing and Community Development (HCD) operates under the Fairfax County Government in Fairfax County, VA. HCD is an eligible applicant for the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Competition as a local county government. All eligibility requirements under Exhibit B Threshold Requirements in Section III.D and Other Submission Requirements in Section IV.G are met, with no unresolved Civil Rights Matters, to be eligible for the PRICE grant.

Applicant: Fairfax County Government, Department of Housing and Community Development.

Type of Applicant: Local Government.

Main Point of Contact: Meghan Van Dam, Affordable Housing Division Director, HCD.

Address: 3700 Pender Drive, Suite 300, Fairfax, VA 22030.

Contact Information: Meghan.VanDam@fairfaxcounty.gov; (703)324-1379.

Outstanding Civil Rights Matters: None.

EXHIBIT C: NEED (Maximum 15 points)

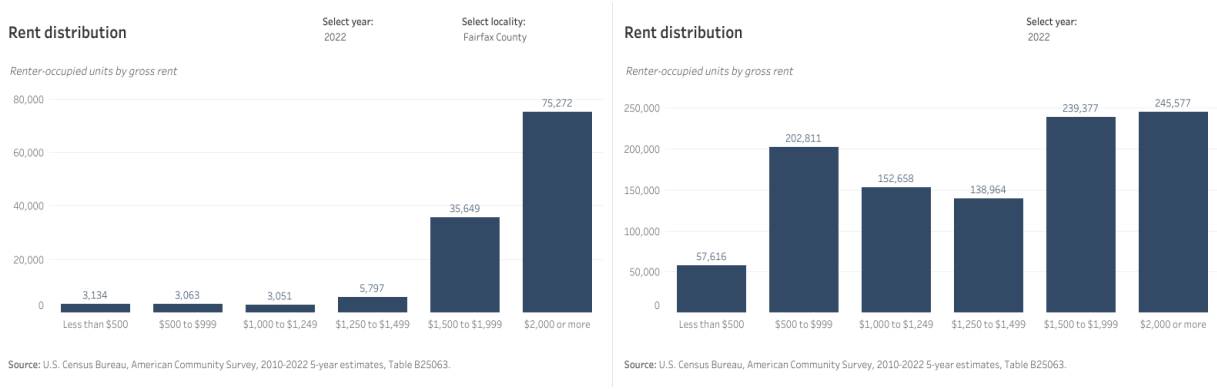
What is your project area and the need for affordable accessible housing within it?

Approximately 1.14 million people call Fairfax County home, meaning about one in every eight Virginians live in the Fairfax County. The county has one of the highest Area Median Incomes (AMI) in the nation, currently $154,700 for a family of four as determined by the U.S. Department of Housing and Urban Development (HUD); however, not all residents are prospering in the county. The high cost of living, racial and income inequities, and the lack of affordable housing options is putting the County's well-being and future prosperity at risk. A household with two working adults and two children needs an annual gross income of about $150,183 as a living wage to meet basic living expenses.[1] This income is about five times higher than the federal poverty level.

Low-income households in Fairfax County, particularly those below 30 percent of AMI (i.e., extremely low-income households) are the most disadvantaged in finding and keeping housing in the current market. Extremely low-income households in Fairfax County have a high incidence of housing problems and are more often severely cost burdened than other populations. Furthermore, a disproportionately high number of minority non-white households pay more than 30 percent of their household income for housing. This disproportionality is greatest among Black/African Americans and Hispanics. Hispanic households experience cost burden most frequently, and approximately 44 percent of Hispanic households are cost burdened, paying more than 30 percent of their income as rent.[2]

Fairfax County's rent prices are substantially higher than the Commonwealth of Virginia average and are notably less equitably distributed across price ranges (Figure 1).

Figure 1: Rent Distribution in Fairfax County (left) versus Virginia (right)

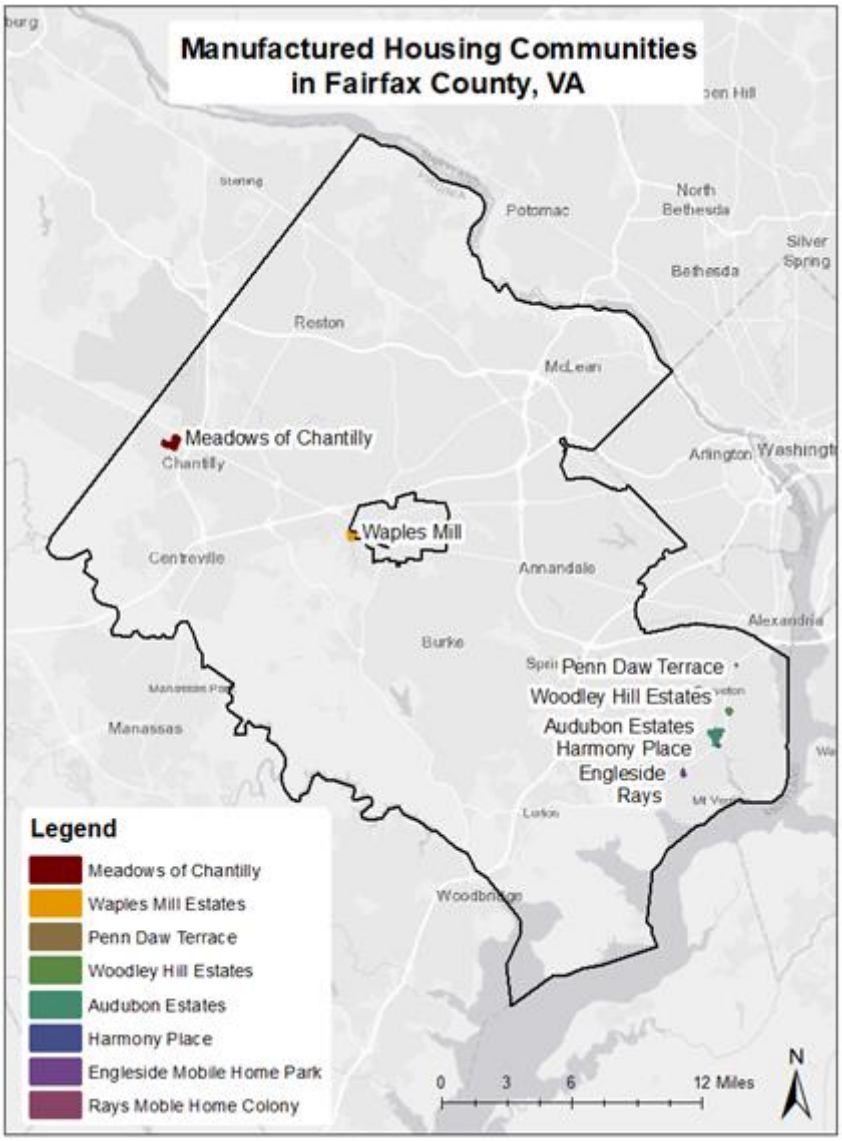


[1] Living Wage Calculator for Fairfax County, VA. Dr. Amy K. Glasmeier and the Massachusetts Institute of Technology. 2024. https://livingwage.mit.edu/counties/51059

[2] Fairfax County Five-Year Consolidated Plan for FY2022 – FY2026. Fairfax County, Va., page 8. https://www.fairfaxcounty.gov/housing/sites/housing/files/Assets/documents/Consolidated%20Plan/5-Year%20Consolidated%20Plan%20-%20FY2022-2026.pdf

One in five renters in the county are "severely cost burdened," meaning they pay more than 50 percent of their income for housing and often make difficult choices among necessities. By 2034, over 18,000 new housing units will be needed for households earning less than 80 percent of the AMI. At the same time, wage growth is not keeping pace with the cost of and demand for housing and families, particularly those that would be considered low- or moderate-income (LMI), who are falling further behind. The economic viability of Fairfax County is at stake, as evidenced by Fairfax County's *2015 Strategic Plan to Facilitate the Economic Success of Fairfax County*.[3] Furthermore, the lack of a range of affordable, accessible housing in the county hinders the full implementation of the county's One Fairfax policy racial and social equity policy, which calls for equitable access to communities of high opportunity.

Figure 3: Manufactured Housing Communities in Fairfax County, VA



Fairfax County affirms Manufactured Housing Communities (MHCs), also known as mobile home parks or mobile home communities, as an important source of affordable housing in the county. The county has eight existing MHCs, containing approximately 1,750 units.[4] Six of the county's eight MHCs (Penn Daw Terrace, Woodley Hill Estates, Audubon Estates, Harmony Place, Engleside Mobile Home Park, and Rays Mobile Home Colony) are along the historic Richmond Highway (U.S. Route 1) corridor. The other two, Meadows of Chantilly and Waples Mill Estates, are further west, in Chantilly and just outside of Fairfax City, respectively.

The Richmond Highway corridor is an area of

[3] The Fairfax County Board of Supervisors' Strategic Plan to Facilitate the Economic Success of Fairfax County. Fairfax County, Va. 2015. https://www.fairfaxcounty.gov/economic-success/sites/economic-success/files/Assets/Documents/PDF/strategic-plan-facilitate-economic-success-2015.pdf

[4] Fairfax County Manufactured Housing Task Force – Recommendations Document. August 2022. Manufactured Housing Task Force | Topics (fairfaxcounty.gov)

disproportionate socioeconomic vulnerability in the county. Portions of Richmond Highway, including the Census Tracts where several of the MHCs are located, experience "Very High" levels of Vulnerability with high percentages of persons with low educational attainment, low English-speaking ability, and low-income occupations, as measured in the county's Vulnerability Index.[5]

Further, the County is planning a much-needed bus rapid transit (BRT) system along the Richmond Highway Corridor, where six of the MHCs are located. The BRT system will include a 7.4-mile dedicated, high frequency, articulated bus lane from Huntington Metro Station to the County's largest employer: The US Army base at Fort Belvoir. The system will feature nine BRT stations, pedestrian and bicycle facilities, and safety enhancements to provide faster, more reliable transit service for residents.[6] Other improvements include wide sidewalks, two-way cycle tracks on both sides of the road along with improved property entrances, new parks, street furniture, lighting, and landscaping. While final design is still underway, the improvements will displace approximately eighteen manufactured housing units for road and stormwater needs. Fairfax County Department of Transportation (FCDOT) is working on a plan to assist with residential relocations, relocating affected parties within their existing neighborhoods, depending on their preferences. However, many of these MHCs are fully occupied with units, for which relocation would not be easy for many residents, as some may need to move across neighborhoods.

Further, the expected new development stemming from the BRT system on Richmond Highway and in Fairfax County generally will continue to increase redevelopment pressure, pad site rents, and the value of the county's MHCs – all of which directly impact residents who call them home. The most recent sale of two adjacent MHCs – Rays and Engleside, which include 120 manufactured homes – demonstrates both the high land value and the resulting vulnerability of the affordability facing these communities, with pad sites traded at $200,000 each, or $24 million in total. Three out of the six MHCs on the BRT line already have redevelopment planned for higher density residential and mixed-use development that also increases the vulnerability of residents to displacement if strategies for achieving the goal of no net loss of the affordability of units through replacement options and other county incentives are not identified in potential redevelopment.

Across the county the MHCs have different characteristics, zoning and tax classifications, and widely varying physical conditions leading to a variety of additional vulnerabilities. Five of the eight MHCs are non-conforming for zoning, as the MHCs are located on sites zoned and may develop as a matter-of-right for commercial and industrial uses, as has happened to other, former MHCs in the past. Vulnerability to flooding and climate-related challenges, antiquated sewer, water, and electrical systems, and poor road, pedestrian, and recreation facilities are common among the parks. In addition, many parks have large numbers of units in substandard conditions and need to be replaced, including nearly 230 homes that were manufactured in 1976 or earlier. Finally, most residents of the MHCs in Fairfax County have low and sometimes fixed incomes and are unable to compete for other housing options as pad rents continue to increase annually.

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[5] Fairfax County Vulnerability Index Map (2016-2020). 2024. Vulnerability Index Map (2016-2020) (arcgis.com).

[6] Richmond Highway Bus Rapid Transit Project 2021.

While people choose to live in MHCs for a wide variety of reasons, Fairfax County's MHCs primarily serve as critical sources of affordable housing, largely for working families. However, these residents face many challenges and pressures including but not limited to the cost of land, rent increases, the fear of displacement, the substandard condition of their homes, associated health and safety issues, and access to credit and traditional homeownership options. With the high cost of land, there are also redevelopment and gentrification pressures in several of the parks, as well as flooding issues, especially for two of the parks, Harmony Place and Audubon Estates. Residents also face nonconformity issues of their homes with current ordinances and regulations such as the Zoning Ordinance and floodplain regulations, due to changes in those ordinances over time.

Understanding and responding to the diverse challenges, needs, goals, and aspirations of residents is imperative to preserve the affordable housing opportunities that exist in MHCs. The challenges faced by the families living in MHCs require a new approach grounded in the principles of racial and social equity and characterized by encouraging residents to have more control over their housing and their economic future. To that end, Fairfax County has invested an unprecedented level of effort into understanding and responding to the needs of the MHCs. In many of the MHC's, extensive community engagement listening sessions have been conducted, playing a crucial role in gathering resident input and identifying infrastructure needs and assistance with services. These sessions have provided a platform for residents to voice their concerns and priorities, ensuring that the county's response is both informed and comprehensive. This thorough approach reflects Fairfax County's commitment to fostering a collaborative and inclusive process, ultimately leading to more effective and sustainable solutions for the MHCs.

Residents of MHCs have been actively collaborating with Fairfax County through various outreach efforts. For instance, in 2019, at the peak of COVID-19 pandemic, residents of four MHCs partnered with the Fairfax County Health Department to bring mobile vaccine clinics to their communities. This initiative was crucial in increasing vaccine accessibility and protecting public health in these vulnerable areas. Throughout the years, residents have also led numerous community engagement activities, such as hosting community days and coordinating creek clean-ups, demonstrating their commitment to environmental stewardship and community cohesion. The proactive efforts of MHC residents have significantly strengthened community building and resiliency. In 2021, the Fairfax County Board of Supervisors convened its Affordable Housing Preservation Task Force, which identified manufactured housing as an essential source of housing affordability in our community. At the recommendation of the preservation task force, the Board then convened a Manufactured Housing Task Force (MHTF), inclusive of representatives of the ownership, community stakeholders, and residents of the county's MHCs. The MHTF was charged with developing a plan to preserve these communities and address the unique needs of the families living in MHCs

The work of the Fairfax County MHTF appears throughout this application and serves as the underpinning of the county's approach to preserving the affordable housing opportunities that exist in these eight unique communities. In addition, residents of MHCs have actively contributed both written and verbal feedback on the optimal use of funding, enriching and aligning with the MHTF's recommendations. The PRICE grant would accelerate services to these communities, furthering affordable housing preservation goals in Fairfax County, creating new channels for affordability commitments and implementing the recommendations of the county's MHTF through the lens of racial and social equity.

Is your project within or does it include any communities that meet Distress Criteria?

Residents of the Manufactured Housing Communities (MHCs) in Fairfax County generally have lower incomes and higher poverty rates than other county residents. Data as defined by these distress criteria are presented at the larger scale (Census Block Group or Census Tract), which dilute the conditions of the MHCs, especially in Fairfax County, which has a notably high cost of living and associated higher incomes overall. At the Census Block Group level, the communities meet the following distress criteria as defined in 12 CFR 1805.201 (b)(3)(ii)(D):

Table 1: Distress Criteria

MHC Name Address Census Tract & Group	**Percent Population living in poverty** (20%+)[7]	**Median Family Income** (<$123,760)[8]	**Un-employ-ment Rate** (>5.7%)[9]	**Low Income composition compared to US population**[10]
Audubon Estates, 7930 Audubon Ave, Alexandria, VA 22306	(14.5%)	**Distressed** ($54,295)	(4.8%)	**Distressed** 73rd percentile
Harmony Place 8018 Richmond Highway, Alexandria, VA 22306	(14.5%)	**Distressed** ($54,295)	(4.8%)	**Distressed** 73rd percentile
Engleside Mobile Home Park, 8500 Greenleaf Street, Alexandria, VA 22309	(11.4%)	**Distressed** ($70,625)	(1.6%)	**Distressed** 75th percentile
Rays Mobile Home Colony, 106 Denfield Dr, Alexandria, VA 22309	(11.4%)	**Distressed** ($70,625)	(1.6%)	**Distressed** 75th percentile
Penn Daw Terrace, 6240 Shields Ave, Alexandria, VA 22303	(4.1%)	**Distressed** ($111,500)	(3.1%)	34th percentile
Woodley Hill Estates, 2800-3008 Camellia Dr Alexandria, VA 22306	(18.6%)	**Distressed** ($103,017)	(3.8%)	45th percentile
Waples Mill Estates, 4308 Mobile Ct Fairfax, VA 22030	(4.6%)	($128,885)	(3.6%)	28th percentile
Meadows of Chantilly, 4200 Airline Parkway, Chantilly, VA 20151	(7.4%)	**Distressed** ($60,329)	Data unavailable	**Distressed** 92nd percentile

Recently, a survey of the Harmony Place MHC was completed to better understand the living conditions and experiences of the residents. The survey provides a more refined understanding than the Census Tract. Harmony Place MHC is home to 84 households. Many Harmony Place residents have lived in the community for 10 years or more, and all are concerned about displacement due to the widening of Richmond Highway to accommodate the BRT. Recently, residents' concerns were heightened due to news of the recent sale of the park. In addition to fear

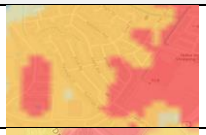
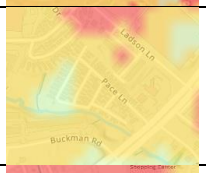
[7] Criteria: Percent of population living in poverty is at least 20%.
[8] Criteria: Within a Metropolitan Area, the median family income shall be at or below 80% of the Metropolitan Area median family income or national Metropolitan area family income, whichever is greater. Median HH income for the Washington-Arlington-Alexandria MSA as of 2024 HUD Income is $154,700. 80% of that is $123,760.
[9] Criteria: Areas with an unemployment rate at least 1.5 times the national unemployment rate. The National Unemployment Rate is 3.8% as of March 2024. 1.5 times that rate is 5.7%.
[10] Percentiles are based on comparison to the United States population. (Higher # = higher vulnerability). Based on US EPA EJ Screen.

of displacement, residents are negatively affected by environmental and infrastructure issues. Two-thirds of the site is located in a flood plain, and years of deferred maintenance by the former park owner have contributed to deteriorating conditions within the park. A total of 62% of the resident households reported that they were "cost burdened," paying more than 30% of their income for their pad rents.

Does your proposal increase resilience in any disaster-prone areas?

As detailed thoroughly in ***Exhibit D: Soundness of Approach, Subfactor (b)(iii): Environment and Resilience,*** two of the oldest MHCs in Fairfax County, Harmony Place and Audubon Estates, are directly within Federal Emergency Management Agency (FEMA) 100-year and 500-year floodplains and are severely flood-prone, although they are not designated as FEMA "Community Disaster Resilience Zones." Swift water rescues, evacuations, and hospitalizations of residents of these communities have occurred during severe flooding events. Fairfax County is increasingly vulnerable to hazards such as flooding, severe storms, and heat. These hazards are being measurably exacerbated by both climate change and urbanization. Fairfax County's MHCs are disproportionately vulnerable to these hazards due to physical location, reliance on lower-quality infrastructure, lower financial capacity, lower rates of health insurance, higher dependence on electrical medical devices, and lower English proficiency, which can limit access to warnings and guidance, and disproportionate employment in outdoor professions exposed to the elements, among other factors. Detailed data on climate vulnerabilities and projections in Fairfax County can be found in the Climate Vulnerability and Risk Assessment, Resilient Fairfax Interactive Map Viewer, Resilience Dashboard, and Climate Projections Report. A table summarizing climate vulnerabilities for the eight MHCs can be found below. The map views are from the Resilient Fairfax Interactive Map Viewer.

Table 2: Summary of Mappable Hazard Vulnerabilities

Name Address	**Flood Maps**	**Flood-Prone?**	**Heat Map**	**Avg. Land Temp[11]**	**Medically reliant on power[12]**
Audubon Estates 7930 Audubon Ave Alexandria, VA 22306		FEMA floodplain		99.2	136 people (in zip code)
Harmony Place Mobile Home Park 8018 Richmond Hwy. Alexandria, VA 22306		FEMA floodplain		98.2	136 people (in zip code)
Engleside Mobile Home Park 8500 Greenleaf Street, Alexandria, VA 22309		Urban flooding risk		100.4	107 people (in zip code)

[11] Average land surface temperatures during summers 2013-2020 via satellite. Resilient Fairfax Map Viewer.
[12] Data on the number of Medicare beneficiaries who are medically reliant on electrical equipment (for whom power outages can be life-threatening) are available by zip code from the HHS here: https://empowerprogram.hhs.gov/empowermap

Rays Mobile Home Colony 106 Denfield Dr Alexandria, VA 22309		Urban flooding risk		105.6	107 people (in zip code)
Penn Daw Terrace 6240 Shields Ave Alexandria, VA 22303		Urban flooding risk		99.9	43 people (in zip code)
Woodley Hill Estates 2800-3008 Camellia Dr Alexandria, VA 22306		Urban flooding risk		101.9	136 people (in zip code)
Waples Mill Estates 4308 Mobile Ct Fairfax, VA 22030		Urban flooding risk		102.8	215 people (in zip code)
Meadows of Chantilly 4200 Airline Parkway, Chantilly, VA 20151		FEMA floodplain; sumps		104.0	83 people (in zip code)

This proposal would increase resilience in disaster-prone areas through a menu of options that will include: enhanced access to flooding-related services, emergency guidance, elevation of critical equipment, flood sensor and alert systems, improving and/or relocating flood-prone structures, coordinating with utilities for power resilience, replacing pre-1976 structures with modern wind-resilient structures, cool pavements and/or resilient shade tree plantings, and planning for larger capital improvements such as stormwater infrastructure upgrades, among other options. Additional details on resilience components of this proposal, including descriptions of each hazard and how this proposal seeks to address these vulnerabilities can be found in ***Exhibit D: Soundness of Approach: Subfactor (b) (iii): Environment and Resilience***.

What are the barriers to manufactured housing preservation or revitalization in your project area?

A wide variety of barriers impede the successful preservation or revitalization of MHCs in Fairfax County:

Land values: Fairfax County, located just outside Washington, DC, has one of the highest costs of living in the nation. The high cost and low availability of land, slow pace of new housing development, and high demand puts the market out of reach for most low- and moderate-income (LMI) working families. The manufactured housing parks in the county serve as a crucial source of affordable, accessible housing for such families. Residents are already struggling with the increasing rents at MHCs and improvements such as the upcoming BRT project and other placemaking and development activity will likely further increase property values for the MHCs. MHC residents are grappling with housing affordability and potential displacement. In the most recent sale of a manufactured housing community traded at $200,000 per pad site – a total of approximately $24 million. This is well out of reach for residents wishing to purchase and preserve their communities as affordable housing. These land prices are also beyond the means of Fairfax County's robust affordable housing development industry to finance and compete with for-profit market developers positioning themselves for eventual redevelopment of the properties.

Constitutional authority: Virginia is a *Dillon Rule* state, meaning the local governments have only that authority which is specifically delegated to them by the General Assembly. In the case of MHCs, the enabling authority provides very limited opportunities for residents, localities, and affordable housing developers to intervene in a sale. MHC owners are only required to provide residents with a 60-day notice when they accept an offer to purchase their property. Residents may submit a competing offer within the 60-day notice. State law only requires owners to "consider" such counteroffers, and there is no right of first refusal for localities or residents. Fairfax County has very recent experience with these limitations in the sales of both Harmony Place and Rays and Engleside MHCs. In the case of Harmony Place, the Fairfax County Redevelopment and Housing Authority (FCRHA), Catholics for Housing, and Tenants and Workers United (TWU) worked on behalf of the residents to submit a counteroffer when notified of the impending sale. The seller received the offer, "considered" it as required by law, and moved forward with the sale to a new owner. Had there been an enforceable right of first refusal, the residents might have been able to gain control of the property under their homes and preserve their community as committed affordable housing.

Lack of resident organization/self-governance/economic capacity: For many years, the remaining MHCs in Fairfax County were an afterthought relative to housing affordability. As a result, the county did not invest substantial effort in understanding and responding to the needs of residents in these communities. While the value the county places on these communities as affordable housing has changed dramatically in the last five years, the residents are only beginning to build the governance and infrastructure necessary to play a role in preserving their homes. Fairfax County and resident advocacy groups, such as TWU, have invested significant resources in understanding the needs of these communities and assisting the residents in organizing through a coalition of residents of the Richmond Highway MHCs. However, the residents' ability to understand and respond to the market pressures on the MHCs remains limited.

The lack of available capital for residents to make competitive offers for their communities when they go up for sale is also a major barrier. In the case of the sale of Harmony Place, the county was able to assemble the approximately $8 million necessary to make a counteroffer – about $87,000 per pad. However, the county was unable to assist the residents in putting together the funds to make a competitive offer for Rays and Engleside MHCs at a total of $24 million, or $200,000 per pad, as mentioned previously.

From a fair housing standpoint, the residents of Fairfax County's MHCs are largely low-income, linguistically isolated Latino families as discussed in ***Exhibit D Subfactor (b)(i): Project Description, Management, and Impact.*** Homeownership comes with the responsibility of maintaining the home in a safe and healthy manner in addition to paying off loans and making monthly pad rental payments. These obligations can create hardships if owners have limited funds and need to balance competing demands for other necessities such as food, childcare, or healthcare. Often home maintenance becomes a lower priority, which can lead to regulatory/code non-compliance or safety issues that need to be addressed. MHCs residents are hardworking contributors to the local economy and are disproportionately impacted by the sale and potential redevelopment of these properties, as well as the multiple costs associated with owning a unit, renting the pad, and maintenance expenses.

EXHIBIT D: SOUNDNESS OF APPROACH (Maximum 50 points)

i. Subfactor (b)(i): Project Description, Management, and Impact (10 points)

What are your vision and goals?

Fairfax County envisions the PRICE Main grant will unlock the potential of residents within the county's eight MHCs in partnership with community owners, non-profit organizations, and Fairfax County government to preserve affordability, improve conditions, and empower voices of these communities, recognizing that all residents of these communities should have an equitable opportunity to prosper. This vision aligns with the County's goal of no net loss of affordable housing and broader principles of the county's One Fairfax Policy, a racial and social equity policy that is looking intentionally, comprehensively, and systematically at barriers that create gaps in opportunities for residents within the county. The vision is defined by recommendations of the county's Manufactured Housing Task Force (MHTF), which were accepted by the county's Board of Supervisors in 2021 but have lacked the resources necessary to fully implement. The MHTF, which intentionally brought together MHC residents, community owners, affordable housing advocates, and representatives of the county's planning commission and the Fairfax County Redevelopment and Housing Authority, were guided by the following goals, which would apply to the PRICE grant activities:

- *Preserve, through a variety of means, the affordability of manufactured housing units and communities recognizing that each faces unique circumstances and will require a tailored approach;*
- *Provide residents the opportunity to fully participate in and benefit from life in Fairfax County, including the policy decisions that directly impact their housing stability; and,*
- *Provide residents the opportunity to learn about their rights and limitations and provide community owners the opportunity to understand their responsibilities under the law.*

The MHTF identified actionable policy, procedural and regulatory improvements, which would be implemented through the PRICE Main grant. MHC residents have long awaited a streamlined process to access assistance and resources, and their anticipation is now becoming a reality. Their dedicated advocacy has emphasized the urgent need for significant community infrastructure and housing unit upgrades. These efforts highlight the necessity for improved support and more efficient resource allocation, reinforcing their commitment to fostering safer, more sustainable living environments.

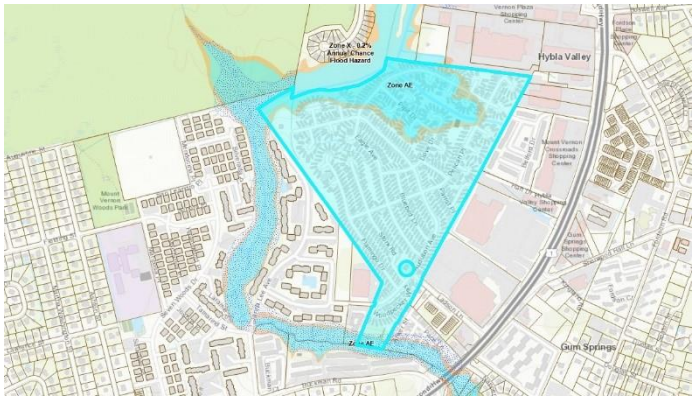
This grant would be beneficial in serving these communities, furthering affordable housing preservation goals in Fairfax County and resident empowerment, enhancing efforts that the MHCs have been working toward, and implementing the recommendations of the MHTF. If awarded, funding would be used for the purposes of rehabilitation and replacement of existing units, infrastructure improvements, planning activities, resident and community services, resilience activities, and providing other assistance to manufactured housing tenants and homesite renters for land and site acquisition. These activities will require coordination and agreements with the residents and the owners. Activities benefitting the owners of MHCs, such as infrastructure improvements, will be paired with affordability guarantees, such as the right of first refusal for the residents or the Fairfax County Redevelopment and Housing Authority

(FCRHA) to purchase the property in the event it is sold, and regular community engagement to ensure the residents and owners are aware of and involved in decision making on grant activities.

Description of MHC Sites

There are approximately 1,750 manufactured homes in Fairfax County within eight MHCs. Six of the eight MHCs are located along the Richmond Highway corridor (Penn Daw Terrace, Woodley Hill Estates, Audubon Estates, Harmony Place, Engleside Mobile Home Park, and Rays Mobile Home Colony). The majority of the MHCs are owned by national organizations with only two that are locally owned. MHCs owners participated in the MHTF, and it is the intent of Fairfax County to continue to work with and collaborate with MHC owners on the activities described in the grant application. Many of the activities are dependent on the cooperation and agreement of the MHC owners.

Figure 2: Audubon Estates with Floodplain



<u>Audubon Estates</u> is the largest MHC in the Fairfax County and located in Hybla Valley along Richmond Highway. **Number (No.) of Units:** 700. **Size:** 83.7 acres (ac.). **Address:** 7930 Audubon Ave, Alexandria, VA 22306. **Age:** Operating since at least 1972. **Ownership:** It is currently owned by Hometown Audubon LLC, based in Chicago, IL. **Zoning:** R-MHP (Resident District, Manufactured Home Park). **Comprehensive Plan:** Residential use at 5-8 dwelling units per acre (du/ac). **Flooding exposure:** There are an estimated 165 structures in the floodplain (see Figure 3). **Demographic and socioeconomic:** Compared to the United States population, this site is in the 92nd percentile for people of color, 73rd percentile for low income, and 88th percentile for Limited English Speaking. The park is in Census Tract 4215, which is predominantly Hispanic or Latino (54%), Black or African American (29%), and Asian (12%). Audubon Estates is a documented area of "Very High" Vulnerability with approximately 71% of the population having low educational attainment, 22% severely rent burdened households, and 67% in low-income occupations. [13]

Figure 3: Harmony Place with Floodplain

<u>Harmony Place Trailer Park</u> is a long-standing MHC in the Richmond Highway corridor adjacent to Audubon Estates: **Address:** 8018 Richmond Highway, Alexandria, VA 22306. **No. of Units:** 91. **Size:** 5.26 ac. **Age:** Operating since at least 1953. **Ownership:** The community recently underwent an ownership change in 2021 when it was purchased by SRP Alexandria LLC. **Zoning:** C-8 (Highway

[13] Fairfax County Vulnerability Index Map (2016-2020). 2024. Vulnerability Index Map (2016-2020) (arcgis.com).

Commercial District) **Comprehensive Plan:** Residential use at 5-8 du/ac; Public Park. **Flooding exposure:** There are an estimated 61 structures in the floodplain (see Figure 4). **Demographic and socioeconomic:** According to a survey of Harmony Place residents by Northern Virginia Affordable Housing Alliance (NVAHA) and Tenants and Workers United (TWU)[20], 93% of respondents identify as Hispanic or Latino. Most Harmony Place residents are long-term residents, with 56.6% having lived in Harmony Place for five or more years, and 33% for more than 10 years. Most residents own their homes and rent the pads, although many (39.47%) lack a written lease agreement. At least 62.12% of survey respondents are housing cost-burdened, and more than half were unable to pay for necessities. The residents' top concerns include high cost of housing, quality of streets, displacement, and flooding. Harmony Place is also located within Census Tract 4215 which is also predominantly Hispanic or Latino (54%), Black or African American (29%), and Asian (12%).

Engleside Mobile Home Park and Rays Mobile Home Colony (aka "Las Margaritas") are adjacent MHCs in the Richmond Highway Corridor. **Address:** 8500 Greenleaf Street (Engleside) and 106 Denfield Drive (Rays), Alexandria, VA 22309 **No. of Units:** 120. **Size:** 4.25 ac. (Engleside) and 4.23 ac. (Rays). **Age:** Operating since at least 1945 (Engleside) and 1961 (Rays). **Ownership:** (For both): Alexandria MHP, LLC (California). **Zoning:** C-8 (Highway Commercial District) **Comprehensive Plan:** Residential use at 5-8 du/ac; Option for Residential use at 16-20 du/ac. **Demographic and socioeconomic:** These MHCs are located in Census Tract 4160, which is characterized by Hispanic or Latino (25%), Black or African American (26%), and Asian (11%). The Census Tract is a documented area of "Very High" Vulnerability with approximately 52% of the population having low educational attainment, 32% severely rent burdened households, and 44% in low-income occupations. [14]

Penn Daw Terrace. **Address:** 6240 Shields Ave, Alexandria, VA 22303. **No. of Units:** 90. **Size:** 8.02 ac. **Age:** Operating since at least 1957. **Ownership:** Bradley-Epps Lisa Marie Trust. **Zoning:** C-8 (Highway Commercial District) **Comprehensive Plan:** Residential use at 5-8 du/ac; Option for Residential Mixed-use. **Demographic and socioeconomic:** This MHC is located in Census Tract 4151, which is characterized by Hispanic or Latino (23%), Black or African American (9%), and Asian (6%). The Census Tract is a documented area of "Low" Vulnerability with approximately 40% of the population having low educational attainment, 32% severely rent burdened households, and 33% in low-income occupations. [15]

Woodley Hills Estates. **Address:** 2800-3008 Camellia Dr., Alexandria VA 22306. **No. of Units:** 115. **Size:** 13.8 ac. **Age:** Operating since 1991. **Ownership:** Fairfax County Redevelopment and Housing Authority. **Zoning:** R-MHP (Resident District, Manufactured Home Park). **Comprehensive Plan Map:** Residential use at 5-8 du/ac. **Demographic and socioeconomic:** This MHC is located in Census Tract 4154.01, which is characterized by Hispanic or Latino (33%), Black or African American (35%), and Asian (11%). The Census Tract is a documented area of "Very High" Vulnerability with approximately 74% of the population having low

[14] Fairfax County Vulnerability Index Map (2016-2020). 2024. Vulnerability Index Map (2016-2020) (arcgis.com).
[15] Fairfax County Vulnerability Index Map (2016-2020). 2024. Vulnerability Index Map (2016-2020) (arcgis.com).

educational attainment, 56% severely rent burdened households, and 63% in low-income occupations. [16]

Waples Mill Estates (aka "Waples Mills Mobile Home Park"). **Address:** 4308 Mobile Ct., Fairfax, VA 22030. **Size:** 25.6 ac. **Age:** Operating since at least 1960. **No. of Units:** 152. **Ownership:** Waples Project LP. **Zoning:** R-MHP (Resident District, Manufactured Home Park). **Comprehensive Plan Map:** Residential use at 1-2 du/ac. **Demographic and socioeconomic:** This MHC is located in Census Tract 4406, which is characterized by Hispanic or Latino (22%), Black or African American (5%), and Asian (26%). The Census Tract is a documented area of "Average" Vulnerability with approximately 40% of the population having low educational attainment, 58% severely rent burdened households, and 32% in low-income occupations. [17]

Meadows of Chantilly. **Address:** 4200 Airline Parkway, Chantilly VA 20151. **No. of Units:** 490. **Size:** 81.1 ac. **Age:** Operating since at least 1970. **Zoning:** I-3 (Light Intensity Industrial District). **Comprehensive Plan Map:** Industrial Use **Ownership:** MHC Meadows of Chantilly LLC. **Demographic and socioeconomic:** This MHC is located in Census Tract 4901.04, which is characterized by Hispanic or Latino (44%), Black or African American (4%), and Asian (13%). The Census Tract is a documented area of "High" Vulnerability with approximately 58% of the population having low educational attainment, 14% severely rent burdened households, and 50% in low-income occupations. [18]

Which eligible activities will you use to address the need(s) described in Factor (a)?

Each PRICE activity proposed will meet a CDBG national objective pursuant to Section 101(c) of the Housing and Community Development Act of 1974 by benefiting low- to moderate-income (LMI) households and meeting an urgent need. The activities that the county would undertake are divided into six main focus areas: understanding community needs and preserving and revitalization of MHCs through repair, rehabilitation, and replacement of units; assessing and improving infrastructure; development activities; resilience and mitigation activities; housing and voluntary supportive service activities to benefit new and existing MHC residents; and planning and regulatory activities to preserve and enhance neighborhood livability within MHCs. These focus areas will be designed to maximize access to homeownership by participants of color and those currently owning manufactured homes.

1. **Understanding Community Needs; Preserving and Revitalizing Communities:**

The following activities will be supported by the PRICE Main funds to provide a range of services to assist MHCs residents in stabilizing their housing and becoming more economically empowered.

1.1 Community Surveys, Resident Engagement, and Affordability Analyses

The PRICE Main funds will be used to develop and conduct community surveys with the assistance of a third-party provider to gather information about the challenges and potential

[16] Fairfax County Vulnerability Index Map (2016-2020). 2024. Vulnerability Index Map (2016-2020) (arcgis.com).
[17] Fairfax County Vulnerability Index Map (2016-2020). 2024. Vulnerability Index Map (2016-2020) (arcgis.com).
[18] Fairfax County Vulnerability Index Map (2016-2020). 2024. Vulnerability Index Map (2016-2020) (arcgis.com).

improvements in each manufactured housing community as defined by the residents and owners, building off the previously conducted survey of the Harmony Place. The surveys and regular resident engagement may seek concerns about the on-site maintenance and the condition of the units within the site. The survey may also indicate improvements needed to individual units and infrastructure improvements needed in the community at large. Further, the survey and engagement may be used to gather resilience-related information, including both specific site vulnerabilities and feedback on which resilience-related strategies (i.e., flood risk reduction and heat risk reduction options) that the community may support. Using PRICE funds, Fairfax County will survey the MHCs, staggered in a cycle. Surveys and engagement activities will be conducted with the assistance of community partners and driven by community residents. The resulting data will be analyzed and shared with the community, community owners, and policymakers, including the county's Board of Supervisors.

In addition, the grant will be used for bi-annual analyses to identify the affordability levels of the MHCs and measure changes over time. The survey will use data analysis and an equity lens to proactively and intentionally determine the affordability of the MHCs to LMI households (households with incomes at 60% AMI and below). If an MHC is being considered for redevelopment, the data also can be used toward an "affordability analysis" to be conducted as part of the entitlement process to identify communities/households that may be adversely impacted by the redevelopment and possible means to mitigate those impacts.

1.2 Grant/Loan Programs for Home Improvements, Rehabilitation, and Replacement

Using PRICE Main competition funds, the Fairfax County Redevelopment and Housing Authority (FCRHA) will initiate a grant program for owners of manufactured homes to address critical maintenance issues in their homes through community partners. The grant funding could be used, for example, for electrical and plumbing upgrades and repairs or for safety improvements. The program is envisioned to start as a pilot for the Harmony Place residents and be operated by a nonprofit organization with experience in providing single-family repair services and expand throughout the other seven MHCs. Projects will benefit households with income at or below 60 percent of the area medium income as defined by the U.S. Department of Housing and Community Development (HUD) for the Washington, DC Metropolitan Area.

A loan program is also envisioned to be established and administered through the FCRHA for the complete replacement of units. At least 230 units across the county were built prior to 1976, and more that 500 are over 40 years old. Coupled with the damage caused by poor or limited maintenance and environmental hazards, such as flooding, a greater number of units will need to be replaced. Using PRICE Main funds, the county will establish a loan program to replace units that were either constructed prior to 1976 or where deteriorated conditions warrant replacement rather than rehabilitation. The loan program could be modeled on previous homebuyer and home improvement programs implemented by the county, which a) provided a pathway to affordable homeownership for LMI households, and b) helped LMI families make the repairs they needed to stay in their homes.

Additionally, county government staff may, as appropriate, assist MHC residents in applying for and obtaining grant funding for resilience-related needs. This may include assistance in accessing funding from the Flood Mitigation Assistance Program (FMAP), which is administered by the Northern Virginia Soil and Water Conservation District (NVSWCD). The FMAP program provides reimbursements up to $5,000 for small flood-proofing measures such

as sump pumps, elevation of equipment, and flood-resilient materials.

2. Infrastructure Improvements:

2.1 Community Infrastructure Conditions Assessment

Underinvestment in infrastructure is a critical threat to some MHCs in Fairfax County. The infrastructure systems in many MHCs date back decades, and sewer, water, stormwater, and electrical systems are often beyond their anticipated useful life. In addition, some of the existing MHC are partially located within a mapped floodplain. There is a recognized need to provide long term investment in community infrastructure to ensure health and safety of the residents.

Similar to recent work at Harmony Place, Fairfax County and the FCRHA, in cooperative working relationships with property owners, will use PRICE Main grant funds to contract with a qualified firm with expertise in review of site, floodplain, and utility conditions. The purpose of this work will be to provide an overall infrastructure assessment of the eight identified MHCs and the common area improvements needed for each community to promote health, safety, and welfare for residents in each community with a focus on livability and accessibility. Many of these utilities are in easements and may have public rights to access. The condition assessments will also provide an estimated cost for the types of repairs needed to help gauge the potential financial resources that may be required. The work will leverage existing and prior conditions assessments, such as the 2021 Harmony Place site and infrastructure assessment conducted.

Inspections may also include a general assessment of the exterior condition of units within the community as a way to assess overall financial viability. The community surveys (described in focus area 1), will include resident concerns with the maintenance provided by the MHC owner and the condition of the units within the site. The survey may also be an opportunity for residents to voluntarily indicate areas of improvement for individual units and the community. A template for how this may be for all of the communities was recently completed for the Harmony Place community, as stated previously.

2.2 Support for MHC Owners for Infrastructure Improvements

Using PRICE Main grant funds, the county through the FCRHA will explore providing financial support to owners of MHC to make infrastructure and other critical improvements to their properties. Such support will be in the form of a loan from the FCRHA, in a manner similar to the FCRHA's work with affordable housing developers. The loans will be dependent on the owner providing affordability guarantees (typically a minimum of 30 years) and a right of first refusal for the residents or the FCRHA to purchase the property in the event it is sold. The FCRHA will also provide educational and technical support in the form of understanding code requirements and regulations for manufactured housing as addressed in a subsequent section – Code Compliance and Community Quality.

3. Manufactured Housing Development Activities:

3.1 Support Community Residents and/or Partners in Acquiring Communities; Community Land Trusts

With the high land values in the county, MHCs have experienced rent increases, property sales, and potential redevelopment plans. If these move forward, residents may face additional rent increases or losing their manufactured homes, when the home cannot be relocated, and their communities. Losing their community has a high social and economic impact on residents. Using

the PRICE Main grant as a source of acquisition capital, residents may have access to funding to assist in purchasing the land under their homes and participate in management of the park. As an example, although unsuccessful in the purchase, the efforts by the residents of Harmony Place, Tenants and Workers United (TWU), Catholics for Housing, the FCRHA, and Fairfax County in 2021 provide a template for assisting residents of MHCs in purchasing the land under their homes. The Harmony Place experience could be used as a model in future situations where a property is for sale and the residents would like to organize and make an offer to purchase. The county encourages nonprofit organizations to engage and collaborate with residents of MHCs. Other creative models that may be considered include the use of Community Land Trusts for the preservation of the MHCs, redeveloping MHCs with affordable replacement housing, and the creation of affordable homeownership opportunities.

4. Mitigation and Resilience Activities

As detailed in ***Exhibit D: Soundness of Approach: Subfactor (b)(iii) Environment and Resilience,*** PRICE funds may be used to enhance resilience to flooding, severe storms, and heat.

4.1 Flood Resilience Activities

Flood resilience options include flood sensors and warning systems; flood-resilience education, resources and contacts; expanded access to assistance navigating flooding-related services such as the Flood Mitigation Assistance Program (FMAP) and Conservation Assistance Program (CAP); elevation of critical equipment above base flood elevation; replacement of flood-damaged units erected prior to 1976; removal of debris and other stormwater blockages; and upgrades using flood-resilient materials. Additionally, the grant may be used towards studies and analyses to plan for larger-scale capital improvements, potential land acquisition, or elevation or relocation of units to reduce flood risk.

4.2 Wind and Storm Resilience Activities

The PRICE Main grant may be used for wind and storm resilience options include utility coordination with Dominion Energy for power resilience upgrades; storm-related emergency preparedness resources and guidance; small back-up power sources for those who are medically reliant on electric devices; and replacement of pre-1976 units with modern units that meet modern wind resilience standards. Additionally, planning and analyses for larger-scale future improvements may include planning for possible storm shelters or tornado rooms.

4.3 Heat Resilience Activities

Heat resilience options include enhanced access to heat services such as cooling assistance and cooling centers, heat emergency contacts and guidance; tree plantings; energy efficiency upgrades; air conditioning equipment and cool pavers, as detailed in ***Exhibit D. Subfactor (b)(iii)*.**

5. Housing and voluntary supportive service activities that support new and existing residents of MHCs:

5.1 Early Warning for Households at Risk of Facing Eviction Due to Non-Payment of Rent

The PRICE Main grant can be used to create and execute a plan of action for households at risk of eviction due to non-payment of rent. The action plan will proactively create outreach channels to manufactured housing park owners to inquire about delinquencies and connect landlords and tenants to the county's Department of Neighborhood and Community Services (NCS) programs

and services such as Eviction Prevention Program and Economic Mobility Partners before an eviction action is filed against them. Similarly, landlords can proactively contact the aforementioned NCS programs to alert them to delinquencies before filing any eviction action.

5.2 Management Practices

Management practices vary among the MHC in the county. Some MHCs continue to face challenges, such as fear of retaliatory actions against residents who raise concerns. To address these challenges equitably, the county, in consultation with all stakeholders, will use the PRICE grant to create guidelines for standards of conduct based on best practices for MHC management. An inclusive outreach plan to manufactured homeowners and tenants will be implemented, ensuring accessibility and awareness across all MHCs. This plan includes distributing flyers in multiple languages and formats, conducting community meetings, and providing information virtually through Fairfax County's Manufactured Housing webpage to ensure all residents are informed and can participate.

5.3 Relocation and Downpayment Assistance

Current laws provide limited compensation for assistance for relocation expenses. Through the PRICE Main, relocation and downpayment assistance may be offered for payments and assistance to displaced residents, such as those who are projected to be displaced by the upcoming Richmond Highway and BRT road improvements, and those residents who may wish to be relocated within the sites to reduce flooding risk. Assistance may include providing relocation advisory services, temporary and/or permanent relocation assistance, paying applicable costs to relocate eligible MHC residents into more traditional forms of homeownership with long-term affordability.

6. Planning and Regulatory Activities Around Manufactured Housing Residents and MHCs:

6.1 Comprehensive Plan and Zoning Ordinance Amendments

Increasing land values in Fairfax County can make MHCs targets for rent increases and redevelopment. Some MHCs do not meet current ordinances and regulations such as the Zoning Ordinance or floodplain regulations. The PRICE Main grant can be used to support comprehensive plan and zoning ordinance amendment activities, especially community engagement activities, to better address the needs of the MHCs. The grant may be used to consider amendments to the current Comprehensive Plan to consider incorporating the county's commitment to maintaining and improving the quality of MHCs as sources of affordable housing or, if redevelopment is planned, strategies for achieving the goal of no net loss of the affordability of units through replacement options and other county incentives.

Similarly, updating the county's Zoning Ordinance may be considered through the PRICE grant as a means to assist in maintaining the viability of such communities. The existing MHCs were established under prior Zoning Ordinances and are nonconforming either because they are zoned to a commercial or industrial district, where manufactured home parks are not permitted, or, if zoned to the R-MHP (Residential, Manufactured Home Park) District, do not meet the R-MHP minimum district size (15 acres), open space (20 percent of the gross area), setbacks between units or because they exceed the maximum density (6 du/ac). In addition, some of the existing MHCs are located partially within mapped floodplains. The grant may be used to consider amendments to the current R-MHP Zoning District to review setback requirements and to

address the nonconforming status of these “legacy” communities, such as providing opportunities to permit the construction of porches, decks and other accessory structures, or creating a special exception process for MHCs to address the regulatory issues.

6.2 Review of the Code Requirements and Regulations for Manufactured Housing Communities

A clear understanding of all the federal, state, and local governing codes and regulations is required to truly understand the applicability of each to MHCs. The PRICE Main grant will be used to conduct a comprehensive review of the applicable codes and regulations at the local, state, and federal level to understand the code requirements, enforcement mechanisms, responsible parties, and complaint processes for both manufactured homes and MHCs. Initiatives and best practices by other local communities on code and enforcement for the construction, location, installation, use and maintenance of manufactured homes also may be studied.

From this review, a comprehensive list of codes, regulations, and resources for MHCs at the local, state, and federal levels can be made available to manufactured homeowners, residents, and MHC owners. Additional informational and educational materials on regulatory policy and procedures for manufactured home property/site owners, unit owners, and renters can be developed and included through such channels as community meetings and events, and websites. It is important to determine the condition of the MHCs and develop a menu of the most common code violations, needed repairs and associated costs.

6.4 Resolving Code Violations and Creating a Reserve Fund for Compliance Support

There are known code violations at MHCs that are currently being processed by the county’s Department of Code Compliance. County agencies will work collaboratively with each other and with residents and property owners to help resolve these violations, especially for issues that are a threat to health and safety. The PRICE Main grant may be used to develop an informed reserve fund based upon the current stock of manufactured homes in the county, the most common code violations, needed repairs, and associated costs. The funds may be used to assist with resolution of the issues, similar to the grant/loan program discussed for home improvements in Section 1.2. Staff will develop procedures for allocating funds including communications on funding availability and the method for obtaining and using the funds and regular engage residents and community owners on these.

What is your timeline and key tasks along that timeline?

Key Tasks	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Understanding Community Needs; Preserving and Revitalizing Communities:						
1.1 Community Surveys and Affordability Analyses	X	X	X	X	X	X
1.2 Home Improvements, Rehabilitation, and Replacement Programs	X	X	X	X		
2. Infrastructure Improvements						

Key Tasks	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
2.1 Conditions Assessment	X	X	X	X		
2.2 MHC Improvements	X	X	X	X	X	X
3. Development Activities						
3.1 Land Acquisition; CLTs	X	X	X	X	X	X
4. Mitigation and Resilience Activities						
4.1 Flood Resilience Activities, such as: flood-proofing funding, flood service improvements, and aid; guidance and education; sensors and warning systems; elevation of critical equipment and units; flood resilient materials and replacements; and planning and analysis for capital projects and acquisition	X	X	X	X	X	X
4.2 Wind Resilience Activities, such as: utility coordination for power resilience; wind-resilient materials; education and guidance; and planning for storm shelters	X	X	X	X	X	X
4.3 Heat Resilience Activities, such as: heat-related services such as Cooling Assistance; guidance on heat-related protocols and Cooling Centers; cool pavements; air conditioning equipment; planting of shade trees; and energy efficiency upgrades	X	X	X	X	X	X
5. Supportive Services						
5.1 Early Warnings for Households at Risk of Eviction	X	X	X	X	X	X
5.2 Eviction Prevention and Management Practices	X	X	X	X	X	X
5.3 Relocation and Downpayment Assistance	X	X	X	X	X	X
6.Planning and Regulatory Activities						
6.1 Comprehensive Planning and Zoning Ordinance Amendments	X	X	X	X	X	
6.2 Review of Code Requirements and Regulations for MHCs	X	X				
6.3 Code Resolution and Code Compliance Reserve Fund for Code/Utility Compliance Support	X	X	X	X		

The previously outlined activities will have separate and often overlapping timelines. Fairfax County has committed a new Manufactured Housing Coordinator staff position to oversee the body of work and manage the different activities, interagency coordination, and community engagement. The PRICE Main grant can unlock the potential to accomplish the work. There are several priority areas where the work will begin immediately upon funding. For example, the community needs and affordability surveys and conditions assessments are essential to gain an understanding of the needs of residents and to determine conditions of the communities and improvements needed. The results will lay the foundation for other activities. This engagement will involve the support from residents, community owners, and community partners to design and conduct the work and is estimated to take a few months to set up, distribute, and collect data.

What is your budget?

The budget for the PRICE Main activities described in the grant application is at least approximately $48,050,000, with the PRICE application requesting $39,550,000 and approximately $8,500,000 of match and leverage funds, as detailed in ***Exhibit F: Match or Leverage***. The largest portion of the PRICE grant ($38,500,000) will be used for the "Understanding Community Needs and Preserving and Revitalizing Communities" category for rehabilitation and replacement of units, infrastructure improvements, and land acquisition. Additional planning, regulatory, and compliance activities are calculated up to $1,050,000. As mentioned in previous sections, over 230 manufactured homes were constructed prior to 1976. The removal and replacement of units may cost up to $150,000 per unit in Fairfax County because of the level of deterioration and potential need for demolition and removal of the unit, in addition to the cost of the new unit and its installation. The replacement of all units is estimated to be over $34 million.

The funds will also be directed toward rehabilitation of homes. At least an additional 620 homes are 30 years old and built after 1976. Many of these homes have deferred maintenance, are non-conforming with current zoning regulations, and will require financial assistance to complete the improvements. The rehabilitation and replacement work will be supported through revolving community needs surveys and other engagement areas to gain information about the scale of the improvements. The survey work will be developed and distributed over the period of performance to help identify needs for rehab and replacement. The county has dedicated nearly $500,000 of CDBG funds through FY24 to complement the proposed PRICE amount, with additional funding in future years. Related supportive services including relocation and downpayment assistance involved in such activities as the rehabilitation and replacement work and eviction prevention services, are also included.

The funds also will be dedicated to infrastructure improvements, which will include both conditions assessments for the MHCs and the improvements, and land acquisition, including voluntary buyouts and residents who are seeking to buy their communities, and mitigation and resilience activities . Flood mitigation and resilience activities may include expanding access to flooding-related services such as the Flood Mitigation Assistance Program (FMAP) and Conservation Assistance Program (FMAP), flooding guidance and education, flooding warning systems, flood-resilient materials and replacements, and planning and analysis for capital projects and acquisition. Wind Resilience and mitigation activities may include utility coordination for power resilience, wind resilient materials, and planning for storm shelters. Resilience and mitigation activities for heat resilience activities may include expanding access to

heat-related services such as cooling assistance and cooling centers, cool pavement and cool roof installations, planting of shade trees, and energy efficiency upgrades.

County staff are prepared to use the majority of the PRICE Main funding for any of the possible options listed above. Specific options will be selected in coordination with the MHC residents and property owners. PRICE Main is pivotal to implementing the activities outlined in this application. Without PRICE funds, the execution of these activities will be spread over longer timeframes, risking further housing instability and environmental hazard effects for MHC residents.

What are the projected impacts of your activities if implemented?

It is anticipated that a significant number of manufactured housing owners will have their units improved or replaced, and that the affordability that exists in the MHCs will be preserved to the greatest extent possible. Homebuyer resources fund will offer owners of manufactured homes a version of affordable homeownership that affords true wealth-building opportunities. It is anticipated that this will contribute to overcoming the barriers to homeownership faced by people of color in the county.

In addition, the needs of residents and owners of MHCs will be more visible, including to local leaders and decision-makers, and appropriate resources provided to ensure housing stability and resilience to natural hazards. The county will gain an in-depth understanding of the needs of the residents of MHCs to assist them more effectively with community improvements, displacement challenges, and resiliency efforts. The activities will identify and implement to the extent possible solutions to resolve environmental hazards. The process to understanding and address community needs will be centered around the principle that the residents' voice in partnership with the community owner.

On a case-by-case basis, land use policies and regulation may be modified to further support preservation and neighborhood livability within MHCs. The activities will clarify Comprehensive Plan language and update the Zoning Ordinance to help facilitate the preservation of MHCs and/or their long-term affordability. The compilation of local, state, and federal codes that apply to MHCs, both the units and the sites will increase knowledge about safe and healthy living conditions for the residents and assist unit owners in accessing information and complying with code requirements. Code compliance will enhance resident safety and community quality.

From a climate resilience perspective, the proposed activities would enable the residents of the MHCs to better withstand and "bounce back" from intensifying climatic shocks and stressors including flooding, extreme heat, and severe storms. Most importantly, resilience activities will help to protect the residents from permanent loss of life and possessions. Day-to-day, the resilience improvements will also improve the quality of life and comfort of residents. They will also alleviate the financial burden on residents who may not otherwise be aware of or have access to flood-proofing services, cooling assistance for air conditioning bills, energy efficiency services, and replacement of damaged property. Additionally, boosting the resilience of the MHCs to climate hazards helps to ensure that the MHCs can be preserved as a long-lasting source of affordable housing in the county, rather than being too thoroughly damaged or destroyed over time by intensifying and repeated climate conditions.

ii. Subfactor (b)(ii): Affordability and Equity (15 points)

How will you ensure the availability of affordable manufactured housing options to LMI households?

PRICE grant funding would provide Fairfax County with a targeted pool of funding to assist in providing MHC residents with long-term affordability and stability, and thus helping residents build wealth and financial security. The residents of MHCs are disproportionately LMI households that may face difficulties finding other forms of housing in Fairfax County. Affordability for LMI households residing in MHCs may come in the form of restricted pad rents, resident land ownership, or alternatives to manufactured housing such as more "conventional" affordable homeownership – all depending on the types of opportunities that present themselves in the market.

Restricting the rent for pads to levels that are affordable for residents will ensure continued affordability that is consistent and predictable. When providing financial assistance to a project, the FCRHA requires a minimum of 30 years of affordability through a Land Use Restriction Agreement or Ground Lease. The goal for any MHC receiving assistance would be to preserve affordability in perpetuity. The FCRHA also requires Rights of First Refusal on properties that receive support and utilizes these rights to re-negotiate extended affordability beyond the scope of an original agreement. Restricting rents long-term assists residents in wealth-building by providing stability and consistency that likely does not occur when pad rents are market rate. The ability to save money and build wealth depends on having stable housing that is affordable and allows the household room in their budget to achieve financial success.

Ownership of the land that MHC residents would otherwise rent provides another option for long-term affordability and stability, enabling residents to build wealth and achieve financial security. Opportunities to purchase individually or via other means may arise quickly and require funding on-hand to be able to execute. One mechanism that has been contemplated as a potential vehicle for homeownership is the formation of Community Land Trusts when an opportunity to purchase an MHC arises. This solution entails the residents forming a group at the earliest opportunity, with help from Fairfax County, to purchase the land under their homes and participate in the management of the community. The PRICE grant would provide Fairfax County funding to residents who wish to own the land under their home when an opportunity arises to do so, thereby ensuring self-governance of the property and long-term affordability.

The grant program for home rehabilitation and improvements, anticipated to be piloted first at Harmony Place, is another vehicle to assist LMI households within MHCs in achieving improved financial security. Over 500 of the existing manufactured homes in Fairfax County are 40 or more years old, and thus likely require structural improvements that may be costly for residents. Assisting residents with improvements through grants will help alleviate the burden that comes with home repairs. The PRICE grant would fund this important grant program that will help relieve some of the financial burden that comes with owning an aging home.

In Fairfax County, residents of MHCs are disproportionately LMI earners and members of vulnerable populations. Providing targeted funding for MHCs through the PRICE grant enables Fairfax County to support those who are in the greatest need of assistance in building wealth, overcoming historic barriers to services and financial support, and achieving financial security. Relieving rent burden, providing homeownership opportunities, and assisting with costly repairs are important mechanisms of providing such assistance.

What protections will be in place for residents?

The MHCs within Fairfax County, with the exception of Woodley Hills, are privately owned and therefore subject to the rules and regulations put in place by the property owners. Where PRICE grant funding or other FCRHA funding is utilized to purchase MHCs or provide loans to MHC owners, tenant protections will be put in place including commitments to affordability levels and stable increases, as well as a right of first refusal for the residents or the FCRHA to purchase the property in the event it is sold. In the case of the FCRHA purchasing and operating additional MHCs (the FCRHA currently owns Woodley Hills Estates), tenant protections that the FCRHA currently utilizes for its properties will be applied. Various tenant procedures in place by the FCRHA meet or exceed the Fannie Mae and Freddie Mac tenant protections. Residents of FCRHA-owned properties are subject to one-year leases, as advised by Fannie Mae and Freddie Mac. Residents have a seven-day grace period for late rent payments, which exceeds this guidance. Additional tenant protections specific to manufactured homes will be applied similarly to the community currently owned by the FCRHA, Woodley Hills Estates. The procedures for tenant leases at Woodley Hills meet or exceed the provisions set forth in the Virginia Manufactured Home Lot Rental Act.

HCD is currently updating the Fairfax County Relocation Guidelines to conform with federal relocation guidelines. The guidelines will include provisions for fair market value that mirror those set by HUD. These relocation guidelines will be applicable to residents of MHCs in the county by informing any Resident Displacement Plans that are created to inform potential displacement due to eminent domain, natural disaster, hazardous conditions, or redevelopment.

How does your proposal encourage access to resources and financing, especially for underserved communities and persons?

The Fairfax County Redevelopment and Housing Authority (FCRHA) is the county's local housing finance agency and has decades of experience providing LMI families with access to financing and other resources to secure and maintain affordable homeownership. The PRICE grant will provide Fairfax County and the FCRHA with the resources it needs to better understand and serve the unique needs and vulnerabilities of the county's MHC residents. It should be noted that the residents of Fairfax County's MHCs are typically low- income households, many of which have both language and educational barriers to economic success.

Surveys will be done in accordance with the methodology used for a community survey done at Harmony Place, which utilized community partners and the community-engaged research framework. The surveys should include any updates to the methodology based on lessons learned from Harmony Place. This robust community survey and additional community engagement, such as monthly community roundtables, will help HCD staff gain an in-depth understanding of needs of the MHC residents. The regular engagement will seek to gain information that will assist staff in providing resources specific to the needs of the residents and prioritizing assistance based on the greatest needs. Staff will gain a further understanding of population vulnerabilities including disabilities, poverty levels, and needs for services including those targeted for transportation, financial assistance, and/or health.

Fairfax County works with a robust array of non-profit groups that may be able to assist in providing necessary services to residents in need. Critically, the county has hired a dedicated Manufactured Housing Coordinator to provide direct intervention for the needs of the MHCs and their residents and will serve as the manager of programs funded by the PRICE grant.

As a public housing agency (PHA), the FCRHA also has long experience in promoting economic opportunities for low-income households, in furtherance of our obligations under Section 3. The FCRHA is fully compliant with all requirements under Section 3, and along with Fairfax County is committed to providing opportunities for economic advancement to such households. One recent example of the FCRHA's commitment to promoting economic advancements for its low- and moderate-income residents is its new scholarship program, which provides up to $5,000 per year for up to ten eligible residents of the FCRHA's properties.

iii. Subfactor (b)(iii): Environment and Resilience (15 points)

What significant hazards could impact your project site(s)?

The top hazards that impact the project sites are flooding, severe storms and wind, and extreme heat. This section describes those hazards. To reduce duplication, a description of activities to enhance resilience to these hazards is in the next section: *"How will your activities address the current and future threat of natural hazards, extreme weather, and disaster event?"* Additional information can also be found in ***Exhibit D: Need: Does your proposal increase resilience in any disaster-prone areas***?

Figure 4: Harmony Place Flooding July 2019

Flooding Vulnerabilities:

Flooding is the top climate-related vulnerability in Fairfax County, due to high exposure, high sensitivity, and poor adaptative capacity of populations and infrastructure.[19] Two of the oldest MHCs in Fairfax County, Harmony Place and Audubon Estates, are located directly within Federal Emergency Management Agency (FEMA) 100-year and 500-year floodplains and are severely flood-prone. Between these two MHCs, there are an estimated 200 address points and 229 buildings that are within FEMA Special Flood Hazard Area Zone AE, FEMA Zone X, or County Recorded floodplains. This has led to a history of serious flooding issues that required evacuation of multiple residences.

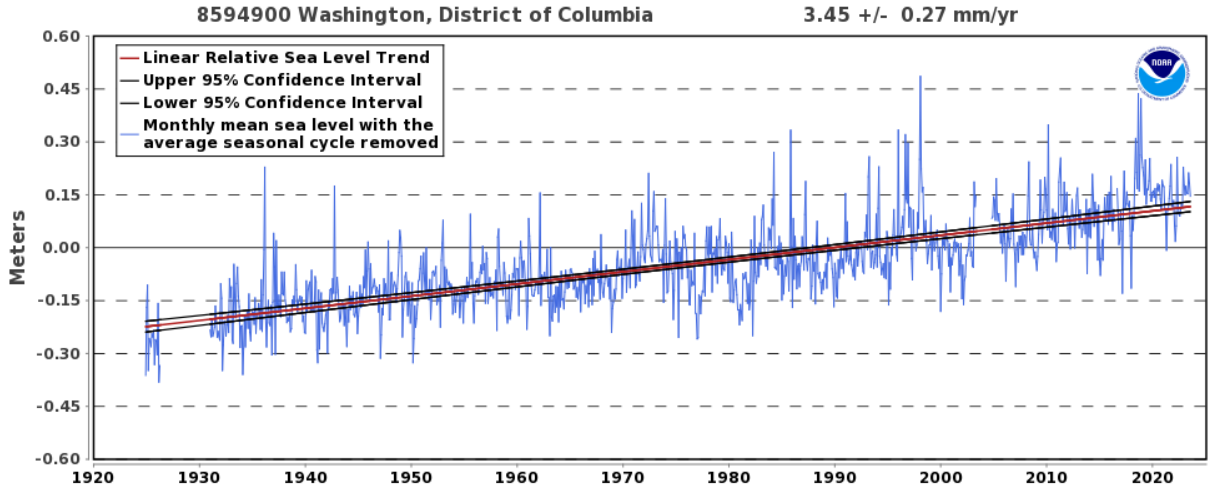
[19] Resilient Fairfax – Vulnerability and Risk Assessment (VRA) 2022 (fairfaxcounty.gov)

Figure 5: Audubon and Harmony Place MHCs in relation to the floodplain.

Figure 6: Fairfax County Fire and Rescue at Harmony Place July 2019

The flooding issues at Harmony Place and Audubon are projected to worsen. Floodplain flooding is increasing in Fairfax County due to the rise of the Potomac River and associated tidal water bodies, which are affected by sea level. The Potomac River has risen 13.56 inches since 1924.[20] An additional one to three feet of sea level rise is projected by 2050.[21]

Figure 7: NOAA Washington DC Tide Gauge Measured Sea Level



In addition to floodplain or riverine flooding, the county's MHCs are vulnerable to urban or pluvial flooding. Urban flooding has been increasing over time in Fairfax County due to the increase in precipitation intensity[22] and urbanization. All eight MHCs have urban flooding vulnerabilities due to factors such as the presence of sumps, excess impervious surface, insufficient stormwater infrastructure, and/or blocked overland relief pathways. These conditions

[20] https://tidesandcurrents.noaa.gov/sltrends/sltrends_station.shtml?id=8594900
[21] Resilient Fairfax - Climate Projections Report (CPR) 2022 (fairfaxcounty.gov)
[22] Resilient Fairfax - Climate Projections Report (CPR) 2022 (fairfaxcounty.gov)

cause flooding-related vulnerabilities such as direct health and safety risks, reduced water quality from contamination, and loss of access to emergency and medical care. Indirect sensitivities include increased water-borne vectors and pathogens, mold exposure, and worsened allergies and asthma. Disproportionate adaptive capacity factors include lower access to adequate and safe stormwater management infrastructure, flood-proofing and safety retrofits, and flood insurance.

The county seeks to mitigate and prevent structural flooding whenever possible. These communities' proximity to the floodplain makes it challenging to prevent all structural flooding. With this grant, it is possible to make the manufactured homes more resilient while also preserving the availability of affordable housing.

Severe Storm, Wind, and Power Outage Vulnerabilities

Severe storm and wind events are increasing in frequency and intensity in Fairfax County,[23] which increases the risk of power outage-related vulnerabilities, storm-related damage to homes and infrastructure, and other direct health and safety risks to residents.[24] Transmission and distribution systems are particularly sensitive to damage from high winds, which can cause power outages and fire risks. In the event of a severe storm or wind event, power outages are more likely to occur in areas with weakened power lines and other electricity infrastructure vulnerabilities, such as those at Harmony Place.

Harmony Place residents have consistently expressed concerns[25] [26] about degraded infrastructure in their neighborhood. A site assessment in November 2021 found deteriorating low-voltage distribution cables, cables running over trailer roofs, and structural weaknesses in meter boards, many of which continue to present today.[27] Storm-related power outages exacerbate a range of vulnerabilities for vulnerable populations. The most vulnerable residents are those who rely on electricity-dependent medical equipment (DME) and devices, for whom power outages can be life-threatening. The zip codes that are home to Fairfax County's MHCs have a total of 584 residents with this vulnerability.[28] In addition to DMEs, power outages can exacerbate other vulnerabilities, such as increased heat stress or hypothermia, loss of refrigerated medication and food, and lack of access to communications devices. MHCs are also vulnerable to direct damage due to high wind speeds. Many of the existing homes in the MHCs were erected prior to the new HUD Code wind load standards that were put in place after Hurricane Andrew in 1994,[29] and are therefore likely to lack those resilience benefits. FEMA's Composite Wind

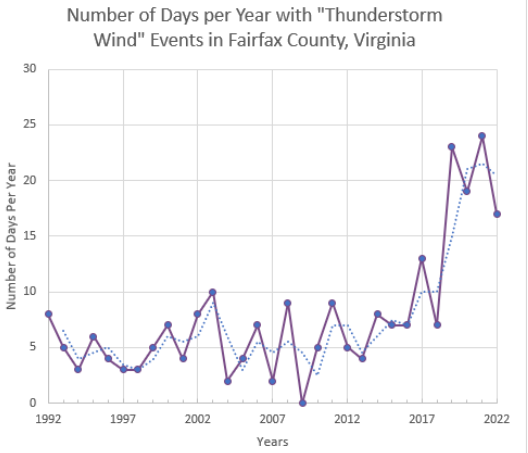


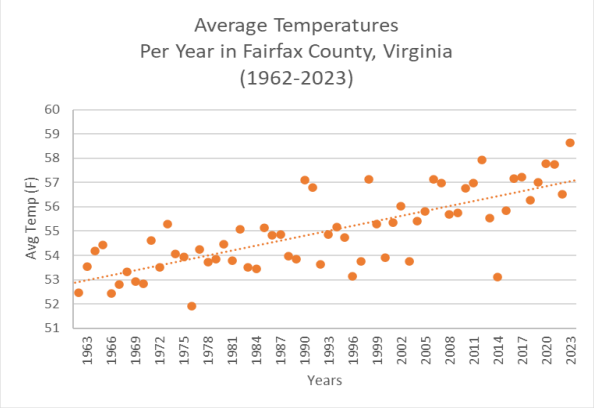
Figure 6: Number of Days with Thunderstorm Wind Events 1992-2023

[23] Resilient Fairfax - Climate Projections Report (CPR) 2022 (fairfaxcounty.gov)
[24] Resilient Fairfax Vulnerability and Risk Assessment (VRA) 2022 (fairfaxcounty.gov)
[25] Tenants Press for Repairs by Next Owner of Harmony Place Mobile Home Park (connectionnewspapers.com)
[26] Harmony Place Mobile Home Residents in Alexandria South Demand Repairs be Part of Upcoming Sale - The Zebra-Good News in Alexandria
[27] Blue Heron Leadership Group. (2021). Harmony Place Mobile Home Park Condition Assessment.
[28] HHS emPOWER Map
[29] Factory-Built Housing for Affordability, Efficiency, and Resilience | HUD USER

Zone Map shows that Fairfax County is in Zone II with wind speeds up to 160 mph and in the Hurricane-Susceptible Region[30].

Extreme Heat Vulnerabilities:

Figure 8: Average Temperatures Per Year, Fairfax County, VA



Extreme heat is increasing over time in Fairfax County. Average temperatures per year have risen by more than 4 °F since 1962, and an additional rise of 4.4 - 8°F is projected by 2085. Most notably, hot nights (or the number of nights per year that never drop below 70°F) are increasing, which poses a problem for those without sufficient access to air conditioning. The number of extreme heat days per year is also projected to continue increasing[31],[32]. In addition to general temperature trends, the Urban Heat Island effect causes urbanized areas to retain more heat than rural areas due to greater concentration of paved surfaces, fewer trees and green spaces, and more waste heat (e.g., car exhaust). The county's eight MHCs are largely located in or near the county's Urban Heat Islands.[33],[34]

Heat-related vulnerabilities include heat-related illnesses such as heat stroke, dehydration, and cardiovascular, respiratory, and cerebrovascular disease; exacerbation of existing health conditions such as kidney disease through heat exposure; increase of communicable disease due to time indoors during extreme heat; ground-level ozone, mold growth, asthma, stress and mental health impacts; exposure to vector-borne diseases carried by mosquitos and ticks; exposure to harmful algae and pathogens, and financial energy burden. LMI populations such as those in MHCs tend to have lower adaptive capacity for extreme heat due to lower disposable income for air conditioning, lower-quality ventilation, and lower access to tree canopy and green space.

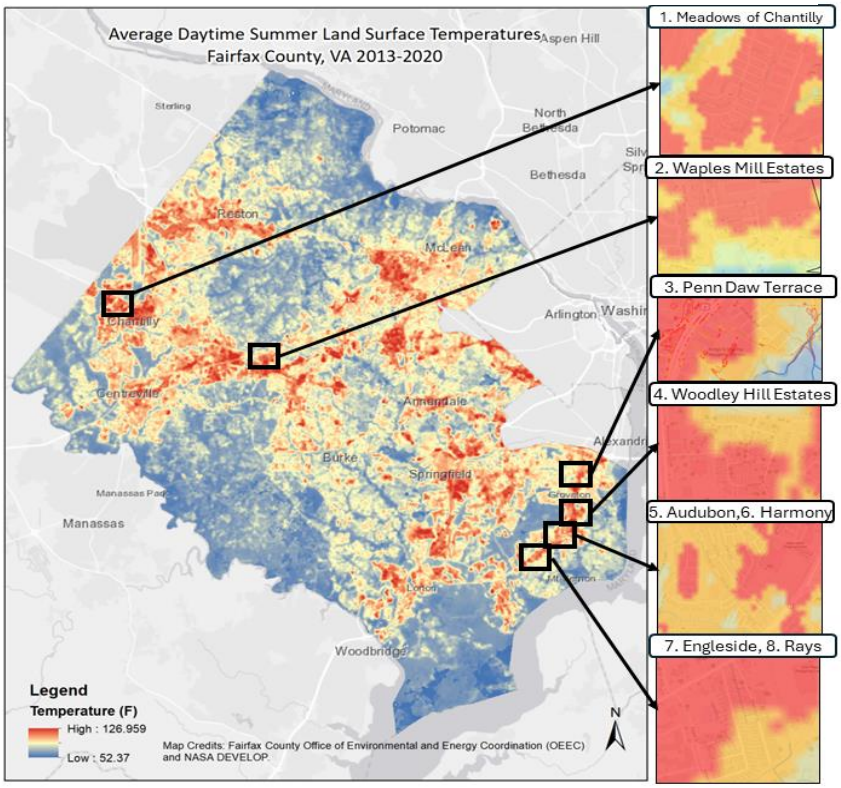
How will your activities address the current and future threat of natural hazards, extreme weather, and disaster events?

Resilience to Riverine and Urban Flooding

As detailed in ***Exhibit C: Need – Increasing Resilience in Disaster-Prone Areas,*** and in the section above (*What significant hazards could impact your project site(s)?)***,*** Fairfax County's MHCs are vulnerable to a range of flooding-related impacts. The PRICE Main grant may be used

[30] Designing for Natural Hazards: A Resilience Guide for Builders and Developers - Volume 1: Wind (huduser.gov)
[31] Resilient Fairfax Climate Projections Report 2022 (fairfaxcounty.gov)
[32] Overall Resilience Metrics | Office of Environmental and Energy Coordination (fairfaxcounty.gov)
[33] Resilient Fairfax Interactive Map Viewer (arcgis.com)
[34] NASA Develop Fairfax County Urban Heat Island Effect Study

Figure 10: Manufactured Housing Communities in Relation to Urban Heat Islands in Fairfax County



to enhance the safety and stability of the MHCs through a menu of techniques that may include the following:

Enhanced access to flooding-related services: including assistance in applying for the county's Flood Mitigation Assistance Program (FMAP), flood insurance, the Conservation Assistance Program (CAP), or help submitting stormwater service requests.

Emergency contacts and guidance: including information on who to call during flooding-related emergencies of different types, how to evacuate, and how to prepare for emergencies.

Flood barriers and deployable supplies: such as sandless sandbags, flood walls, flood gates, and other deployable measures, for short-term relief where appropriate.

Flood sensors and alarm systems: to better ensure the safety of MHCs in particularly flood-prone areas, such as those in Harmony Place and Audubon Estates.

Elevation of critical equipment and homes: such as elevation of HVAC or other mechanical and electrical equipment above the Base Flood Elevation, with additional freeboard for safety. The county will explore whether elevation of the housing units themselves is advisable.

Repair of flood damage: such as damage to units or components built after 1976 that have been flood damaged.

Use of flood-resilient materials: which may include flood-resilient walls, insulation, windows, HVAC covers, or other materials.

Planning for capital improvements, green infrastructure, and other infrastructural upgrades: such as analyses, engineering, and planning for larger-scale improvements that could include concepts such as a protective berm and trail between the community and the water body, culvert upgrades, or other stormwater infrastructure upgrades. Where feasible, green infrastructure and Low Impact Development (LID) techniques may be used to better absorb stormwater.

Land acquisition planning, permitting, and associated tasks: to ensure resident safety and to prevent displacement.

Removal of debris and other stormwater blockages: including coordination with the Virginia Department of Transportation (VDOT) for removal of debris that exacerbates flooding and education of the community on how to request help with debris removal, along with any action they can take themselves, if applicable.

Resilience to Severe Storms/Wind and Power Outage Vulnerabilities:

As detailed in ***Exhibit C: Need – Increasing Resilience in Disaster-Prone Areas,*** and in the section above, *(What significant hazards could impact your project site(s)?),* the MHCs in Fairfax County are also vulnerable to increasingly severe storms and associated impacts such as power outages. The PRICE Main grant would enhance the safety and stability of the MHCs as it relates to this hazard through a menu of options that may include:

Emergency contacts, emergency kit supplies, and guidance: ensuring residents are prepared with phone numbers for utility companies, county agencies, personal emergency contacts, and access to translated copies of the Community Emergency Response Guide (CERG), which instructs residents in taking preparedness actions. These efforts may include electrical safety education to prevent injury or loss of life in cases of downed wires or use of back-up power generators.

Utility coordination: County staff will explore options for coordinating with the MHC owner, property manager, and utility companies such as Dominion Energy, Northern Virginia Electric Cooperative (NOVEC), Fairfax Water, Washington Gas, Comcast, and Verizon, to ameliorate any utility-related issues. For example, a 2021 conditions assessment at Harmony Place found a need for "protection and proper support of electrical feeds, replacement of meter bank boards, and clearing access to meter banks that are currently inaccessible."[35]

Back-up power: including provision of small back-up power options for MHC residents, such as battery-powered generators, for those who are medically reliant on electrical devices. The purpose is to prevent outage-related fatalities.

Wind-resilient materials: exploring options for improvements to MHCs that increase each unit's resilience to high winds to prevent damage to neighborhood infrastructure, such as: adequately protected windows, doors, garages, and frames; wind-resilient roof cover; and properly fastened mounted HVAC equipment.

Storm and tornado shelters: for MHCs that lack access to a safe place to shelter, staff may pursue storm shelter options.

Resilience to Extreme Heat:

As detailed in ***Exhibit C: Need – Increasing Resilience in Disaster-Prone Areas*** and in the section above*, (What significant hazards could impact your project site(s)?),* the MHCs in Fairfax County are also disproportionately vulnerable to extreme heat and the Urban Heat Island (UHI) effect. The PRICE Main grant can be used towards a menu of heat resilience options including the following:

[35] Blue Heron Leadership Group. (2021). Harmony Place Mobile Home Park Condition Assessment.

Effective distribution of aid: such as supporting qualifying households in applying for Cooling Assistance for air conditioning costs and equipment for units where such assistance is needed.

Emergency contacts and guidance: such as who to call in cases of heat-related illness emergencies, where cooling centers are located, and how to prepare for extreme heat.

Resilient tree plantings: to mitigate the UHI effect by installing resilient, non-invasive trees on MHC sites as site conditions allow. To maximize benefits and longevity, tree selection will specifically consider resilient and adaptive species.

Cool roofs and pavements: including exploration of options for applying reflective coatings or materials to roofs to reduce home energy consumption and to pavements to reduce land surface temperature, which contributes to the UHI effect.

Energy efficiency upgrades: including weatherization, improvements in insulation, and heat pump installations or other energy-efficient HVAC systems, in coordination with entities such as community housing partners

How does your proposal help advance Environmental Justice (as defined in Section I.A.4 of this NOFO)?

This proposal seeks to advance environmental justice by reducing disproportionate exposure to flooding, extreme heat, storm damage, environmental health impacts of sub-standard infrastructure and housing, and other environmental hazards for the county's MHCs. The MHCs often disproportionately comprise LMI households and communities of color, as summarized in the table below. (Please see ***Subfactor (b)(i): Project Description, Management, and Impact – Description of MHC sites*** for additional demographic and socioeconomic information*).*

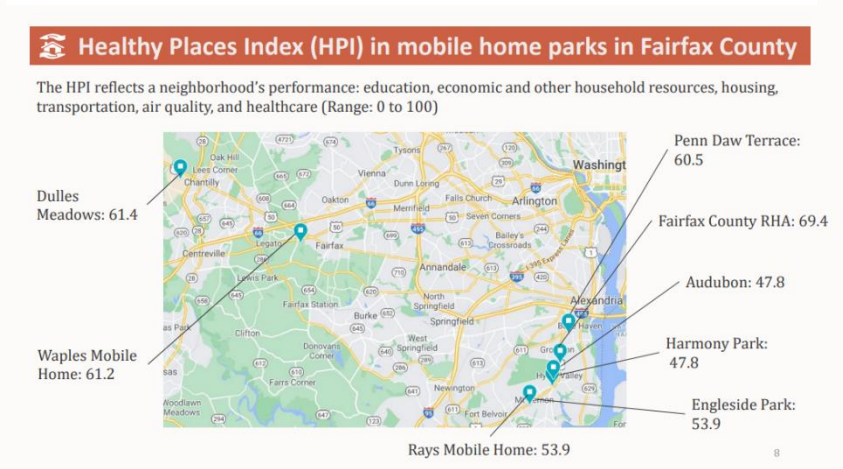
Table 3: US EPA Environmental Justice Index (EJ Index) Indicators

Name	Address	People of Color	Low Income	Limited English Speaking	Less than HS Education
Audubon Estates	7930 Audubon Ave Alexandria, VA 22306	92nd percentile	73rd percentile	88th percentile	98th percentile
Harmony Place Mobile Home Park	8018 Richmond Highway 22306	92nd percentile	73rd percentile	88th percentile	98th percentile
Engleside Mobile Home Park	8500 Greenleaf Street, Alexandria, VA 22309	78th percentile	75th percentile	57th percentile	55th percentile
Rays Mobile Home Colony	106 Denfield Dr Alexandria VA 22309	78th percentile	75th percentile	57th percentile	55th percentile
Penn Daw Terrace	6240 Shields Ave 22303	66th percentile	34th percentile	87th percentile	58th percentile

Name	Address	People of Color	Low Income	Limited English Speaking	Less than HS Education
Woodley Hill Estates	2800-3008 Camellia Dr Alexandria VA 22306	84th percentile	45th percentile	91st percentile	99th percentile
Waples Mill Estates	4308 Mobile Ct Fairfax VA 22030	68th percentile	28th percentile	89th percentile	63rd percentile
Meadows of Chantilly	4200 Airline Parkway, Chantilly VA 20151	87th percentile	92nd percentile	94th percentile	80th percentile

The Manufactured Housing Task Force (MHTF) in 2020 presented the Healthy Places Index (HPI) reflecting a neighborhood's quality of life based on environmental and socioeconomic indicators. Of the county's 8 MHCs, Harmony Place and Audubon Estates ranked the lowest. At Harmony Place, 93% of residents are Hispanic/Latino.[36] As documented throughout this narrative including in ***Exhibit C: Need***, these communities have been disproportionately burdened by environmental hazards such as flooding, sanitary sewer overflows, natural gas explosions,[37] and sub-standard infrastructure.[38]

Figure 11: Healthy Places Initiatives in MHCs



The proposed improvements would address the flooding, heat, and power-outage related environmental injustices as detailed in ***Subfactor (b)(iii): Environment and Resilience***. The improvements also seek to address exposure to environmental hazards associated with sub-standard infrastructure, such as sub-standard natural gas, electricity, sewer, and water infrastructure, through utility coordination where applicable. Further, by replacing damaged and degraded units erected prior to 1976, the efforts would inherently address additional environmental hazards such as mold exposure and indoor air pollution from outdated appliances and materials.

In addition to addressing environmental hazards, the efforts seek to enrich Fairfax County's diverse communities by preserving existing affordable housing units, and most importantly, prioritizing the dignity of MHC residents by protecting existing community ties and preventing

[36] Harmony Place Mobile Home Park Community Survey: Summary of Findings
[37] 8 displaced in Mount Vernon mobile home fire | wusa9.com
[38] Blue Heron Leadership Group. (2021). Harmony Place Mobile Home Park Condition Assessment.

displacement of residents. Fairfax County seeks to ensure quality of life for all residents, neighborhoods, and diverse communities, in alignment with the county's One Fairfax racial and social equity policy.

iv. Subfactor (b)(iv): Community Engagement (10 points)

On November 21, 2017, the Fairfax County Board of Supervisors published the One Fairfax racial and social equity policy with the goal of considering equity in decision making and in the development and delivery of future policies, program, and services. Among the goals of One Fairfax is a commitment to implement housing policies that encourage all who want to live in Fairfax to be able to do so and the provision of a full spectrum of housing opportunities across the county.

At the center of One Fairfax is a commitment to a fully inclusive approach to community engagement. As such, One Fairfax is a fundamental shift from a one-size-fits-all policy formula in favor of an approach that involves setting universal goals, assessing general population performance related to those goals, and groups and places that are performing differently, understanding what supports and impedes groups from achieving the goals. Fairfax County uses this information to develop and implement targeted strategies. The One Fairfax Equity Plan calls for the engagement of people with lived experience to inform proposed activities using a place-based collective impact approach to address the complex, large scale social and environmental issues at scale.

This approach relies on a group of stakeholders committed to addressing a specific social or environmental issue, and the results and implications are discussed together. It includes non-profit, private, and public sector, and the community. In order to make significant progress it requires systems change, greater alignment and connection between many organizations and community as decision makers. Successfully making progress requires both scaling effective work across organizations as well as identifying new innovative solutions.

In partnership with the Fairfax County Department of Neighborhood and Community Services (NCS) and their network of stakeholders and partners contracted through their Neighborhood Initiative Program (NIP), the FCRHA and the county's Department of Housing and Community Development (HCD) will implement and coordinate the Countywide Inclusive Community Engagement framework to galvanize those impacted the most. Working from an equity perspective, NCS will work with external partners, stakeholders, and the business community to build inclusive community engagement capacity to improve service delivery and create equitable outcomes for all manufactured housing residents. By bringing together bring together non-profits, community-based organizations, civic organizations, inter-faith community, and county agencies the county will establish the best practices and build the capacity of county, community, and stakeholders to engage in inclusive public engagement, such as through community roundtables. It will also evaluate and address barriers (including transportation, language, virtual access, and technology gaps) to cultural, recreational, and social opportunities.

NCS will lead countywide engagement through centralized functions to provide guidance, tools, networks, data analysis and more capacity, coordinate countywide engagement efforts and resources to ensure fair and equal community access across departments, establish place-based engagement efforts, and provide technical assistance to create a geographic and population-focused approach based on each individual MHC needs. Participation will reflect a group of residents, who are representative of the demographics of each MHC's geography, race/ethnicity,

age, gender, and other demographic characteristics with specific emphasis on those who have historically been most adversely impacted by decisions and those who are most often marginalized in these conversations. This includes people of color, people with low incomes, limited English proficiency, and other traditionally underserved groups.

Engagement will connect residents to opportunities that encourage the development of an inclusive economy within the MHCs. Further, this approach to engagement will:

- Establish and maintain trust with communities in an honest and transparent manner;
- Consider and respect history, culture and trauma;
- Promote and create accessible government through establishing collaborative efforts with the community to ensure public engagement processes are broadly accessible to all residents of manufactured housing communities to promote meaningful participation;
- Enable engaged communications through clear and open communication for meaningful public input, broad community participation, and engagement in the decision-making process; and,
- Place strategic focus on turning vulnerable MHCs into communities of opportunity.

How does your proposal align with existing community plans and policies?

Fairfax County's PRICE grant proposal centered around: understanding community needs and preserving and revitalization; assessing and improving infrastructure; development activities; resilience and mitigation activities; housing and voluntary supportive services; and planning and regulatory activities clearly aligns with a wide variety of our existing community plans and policies as described below:

- *Countywide Strategic Plan:* This is the overarching strategic document governing Fairfax County's priorities, and the county's PRICE proposal is consistent with a variety of community outcomes in the Plan. Specifically, the PRICE grant proposal supports:
    - **Economic opportunity** by promoting economic vibrancy in all communities;
    - **Empowerment and support for residents facing vulnerability** by ensuring that the residents of MHCs are respected, understood and connected;
    - **Environment and energy** by promoting land quality and sound environmental policies in the MHCs; and
    - **Housing and neighborhood livability** by fostering affordable and quality housing and access to amenities that promote healthy neighborhoods.
- *Communitywide Housing Strategic Plan:* This is the guiding document for affordable housing policy in Fairfax County, and it among other things calls for the development of 15,000 net new homes affordable to households earning 60 percent of the Area Median Income (AMI) and below and no net loss of the county's existing affordable housing stock – including the MHCs. The county's PRICE grant application – which provides for a variety of activities aimed at preserving the affordable housing opportunities that exist in the MHCs – is in line with the county's housing goals.
- *Fairfax County Consolidated Plan FY2022-2026 and Draft One-Year Action Plan for FY2025:* The 5-Year Plan identifies Fairfax County's needs, priorities and strategies to address affordable housing, homelessness, public services, neighborhood preservation and revitalization, economic development, and more, during a specified 5-year period. Together with the One-Year Action Plan, the consolidated plan describes Fairfax

County's plans for using federal housing funds to provide decent affordable housing and suitable living environments, and to increase economic opportunities for low- and moderate-income households in Fairfax County. The plan identifies MHCs as affordable housing in the county and the need to facilitate the retention of existing MHCs identified in the county's Comprehensive Plan.

- *Affordable Housing Preservation Task Force Report:* Fairfax County's Affordable Housing Preservation Task Force made recommendations for the preservation of the county's committed and market-affordable housing. The task force specifically set a goal of preserving the affordability of the approximately 1,750 housing opportunities that exist in MHCs. The task force recognized that MHCs, and owners of manufactured homes in those communities have unique challenges and opportunities. In so doing, the task force recommended the creation of an MHC-specific work group to make the recommendations which serve as the underpinning of the county's PRICE application.
- *Manufactured Housing Task Force (MHTF) Report:* The MHTF set three goals:
    - Preserve, through a variety of means, the affordability of the approximately 1,750 housing opportunities that exist in the eight MHCs in Fairfax County, recognizing that each community – and each family - has unique circumstances that will require a tailored approach.
    - Provide MHC residents the opportunity to fully participate in and benefit from civic life in Fairfax County, most critically but not limited to policy decisions that directly impact their housing sustainability.
    - Provide MHC residents with the opportunity to learn about their rights and limitations and provide MHC owners with the opportunity to learn about their responsibilities under the Manufactured Home Lot Rental Act of Virginia and other applicable regulations, county policies and resources available to assist them.
- *Metropolitan Washington Council of Governments Regional Fair Housing Plan*:
    - Increase awareness of existing and upcoming affordable homeownership and rental opportunities in communities of color and other vulnerable communities
    - Increase community awareness of Fair Housing rights by developing and providing new Fair Housing training and outreach activities.
    - Enforce the Fairfax County Human Rights Ordinance through testing-initiated complaints that identify areas of concern.
    - Increase the accessibility of fair housing services for individuals with disabilities and for whom English is not their first language
    - Adopt amendments to the Fairfax County Comprehensive Plan that provide for tools and incentives for the preservation of both existing market-affordable multifamily units and manufactured housing communities.
- *Resilient Fairfax: Climate Adaptation and Resilience Plan:* This proposal would contribute to the implementation of several strategies in the county's climate resilience plan, including the following: CRC.2a: Community Aid and Services for Resilience; CRC.2b: Climate Resilience Education and Guidance; CRC.3a: Flood-Risk Reduction Plan; CRC.3b: Heat-Resilient Design, Development, Upgrades, and Practices; CRC.3c: Targeted Tree Plantings; RIB.1b: Flood Resilience of County Government Building and Other Facilities; RIB.2a: Advocate and Partner for Energy Resilience; AE.2a: Green

Infrastructure for Resilience; IAP.3b: Federal and State Funding Opportunities for Resilience; IAP.4b: Build County Staff Capacity to Lead on Climate Resilience Planning and Implementation.

EXHIBIT E: CAPACITY (Maximum 20 points)

Fairfax County government serves the largest jurisdiction in the Commonwealth of Virginia and has a robust array of agencies that have a proven record of managing large-scale public works projects for decades. Specific to the work proposed under the PRICE grant, the Fairfax County Department of Housing and Community Development (HCD) has long experience managing community improvement projects, from CDBG-funded infrastructure improvements in Conservation Areas, to the development and rehabilitation of community centers, to the construction of new affordable housing communities.

Examples of recent, relevant projects managed by HCD and other county agencies include:

- *Hybla Valley Community Center:* The county purchased a former indoor tennis club in a part of the county which is largely surrounded by the Harmony Place and Audubon MHCs. Using CDBG and local dollars, the county renovated and converted the facility into a 50,000 square foot community center serving the LMI residents of the area with active recreation and wellness activities, job skills, after-school youth programming, among other services.
- *Murraygate Village Apartments Renovations:* The FCRHA and the county managed the total renovation of this 200-unit affordable apartment complex owned by the FCRHA. Murraygate Village is located adjacent to the Audubon MHC and is home to LMI working families. The FCRHA utilized a combination of local and federal dollars along with Low Income Housing Tax Credits (LIHTC). Renovation activities included new windows, kitchens and bathrooms, and converting from a central boiler system to individually metered climate systems. HCD was able to conduct the renovation without having to move residents off-site, thereby reducing the disruption such a large and complex project would have had on their daily lives.
- *FCRHA Headquarters Energy Efficiency Upgrades:* The FCRHA and the county's Office of Environmental and Energy Coordination partnered to make major upgrades to the efficiency of the FCRHA's 1980s-vintage office building. Improvements included the installation of a large rooftop solar array, window tinting, conversion to LED bulbs, and a new HVAC system.

What is your experience using grant funds?

HCD has successfully administered a variety of HUD grants, including CDBG, HOME and ESG entitlement grants, CDBG-DR and CDBG-CV grants, CoC grants, as well as Section 108 loans. For example, the County has received over $298 million from CDBG and $78 million from HOME and expended funding to support numerous county public facility, affordable rental and homeownership housing, public services, fair housing, and rehabilitation activities. Beneficiaries included LMI individuals and households, including older adults, people with disabilities, those experiencing chronic or frequent homelessness, and children. HUD monitored the HOME program in 2018 and CDBG/CDBG-CV programs in 2022 and no findings or concerns were identified. In addition, HCD's partner agencies also have experience using grant funds from a wide variety of other federal agencies, including the US Departments of Transportation; Health and Human Services; and Justice.

Who are your key staff?

HCD will lead the execution of the manufactured housing preservation activities, which will be kick-started by the PRICE Main Competition funds. Fairfax County has committed a new

Manufactured Housing Coordinator staff position under the Affordable Housing Development Division (AHD) to oversee the program. This position will manage all activities and timelines; and work with the Department of Neighborhood and Community Services (NCS) on community engagement, and the Grants Management Division (GMD) of HCD to ensure compliance with the PRICE grant requirements. The position will also oversee all interagency coordination with county agencies. Interagency commitments include the departments of Public Works and Environmental Services (DPWES), Planning and Development (DPD), and the Office of Energy and Environmental Coordination (OEEC).

HCD leadership will support the new Manufactured Housing Coordinator position with the programming, decision making, and grants management compliance, as follows:

- Agency Director, Thomas Fleetwood
- Deputy Director, Real Estate Finance and Development, Anna Shapiro
- AHD Director, Meghan Van Dam
- AHD Manufactured Housing Program Coordinator, Ivana Escobar
- Design, Development & Construction Division Director, Mark Buenavista
- GMD Program Manager, Sharon Shields
- GMD Associate Director, Laura Lazo
- Central Services (Finance Division), Division Director, Erin Kozanecki
- One Fairfax, Marwan Mahmoud

As mentioned previously, HCD will work with NCS who will serve as lead and subject matter experts in community engagement:

- NCS, Deputy Director, Pallas Washington
- NCS, Inclusive Engagement and Community Intervention Division Director, Norma Lopez

DPD will guide HCD and provide subject matter expertise for all planning activities related to Comprehensive Plan and Zoning Ordinance studies and amendments:

- DPD Zoning Administration Division Staff
- DPD Planning Division Staff, Lia Niebauer

OEEC and DPWES will provide subject matter expertise to the environmental and resiliency components of the grant, related to hazard assessments and mitigation efforts:

- DPWES, Stormwater Management, Emergency Management Specialist, Chase Suddith
- OEEC, Planner IV (Resilient Fairfax), Allison Homer.

What is your experience promoting racial equity?

In 2023, HCD conducted targeted outreach to residents of naturally occurring and committed affordable rental housing to inform a new policy seeking to preserve existing, multifamily affordable units if they undergo redevelopment (the Preservation Policy). The goal of the outreach was to ensure that the populations that may be affected by the Preservation Policy could help formulate and give feedback on it. Residents often face various barriers to participating in the land use process, such as language barriers, location and timing of the meetings, and lack of childcare and/or transportation. Staff from HCD and NCS used data and knowledge of potentially impacted communities to inform the locations of the various meetings. A series of three meetings in areas with concentrations of low- and moderate-income households. The times of the meetings were based on feedback from community members on how this has impacted their ability to participate in the past. Staff arranged childcare, transportation to/from the

meetings, and translation services to remove barriers to resident participation. Information was also distributed through community networks and online resources.

HCD is also aligned with multiple focus areas of the One Fairfax Policy. One Fairfax aims to ensure that all county policies, programs, and services consider and address the needs of diverse populations, including race, ethnicity, gender, disability, and income level as a commitment to confront systemic inequalities, foster inclusivity and promote fairness across the community. For example, an area of focus of the One Fairfax Policy establishes the goal of achieving "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." Another area of focus of the One Fairfax Policy sets the goal of achieving "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." Aligned with both aforementioned focus areas, PRICE grant funding will be used to support comprehensive plan and zoning ordinance amendment activities, especially community engagement activities, to better address the needs of the MHCs and provide access to resources that support housing stability, code compliance and safety.

What is your experience completing environmental reviews?

Staff in Fairfax County's Office of Environmental and Energy Coordination (OEEC), HCD, and Department of Planning and Development (DPD) have familiarity in the review of NEPA documents for state and federal projects related to transportation and infrastructure improvements, new capital facilities, housing, and other related development. DPD is the lead agency in conducting these reviews as part of the land use and entitlement process, soliciting comments from several county agencies; comments are primarily related to consistency with the Comprehensive Plan, County Code, State Code, and other Board of Supervisors adopted policies and documents. DPD conducts reviews of Environmental Assessments, Environmental Impact Statements, Environmental Impact Reviews and Coastal Zone Consistency Determinations. HCD conducts reviews in accordance with 24 CFR Part 58 for housing and community facilities receiving federal funding. Additionally, NEPA documents are taken into consideration by staff when making decisions for future planning and infrastructure needs.

Are you familiar with cross-cutting federal requirements?

Fairfax County Government's Department of Finance administers a countywide grants management policy for all monies received through federal, state, and other private grant sources. This policy outlines the responsibilities of county departments that receive financial assistance and the procedures to be followed to ensure coordinated and efficient administration of all county grants. The policy complies with 2 CFR Part 200 – Uniform Guidance. Fairfax County has also adopted a procurement policy which includes procurement standards for federal grant awards to ensure compliance with 2 CFR Part 200.318 – 327, including adherence to Davis-Bacon labor standards for contractors and subcontractors where applicable.

HCD follows these policies and federal grant requirements relative to the acceptance of federal funds. For example, HCD also complies with environmental review; Build America, Buy America; affirmatively further fair housing; anti-displacement and relocation assistance; anti-lobbying; anti-discrimination; and lead-based paint requirements that are mandatory for CDBG and/or HOME activities. HCD also participates in the county's annual single audit process for

federal funds. In addition, the FCRHA is a HUD Moving to Work agency, and administers over 5,000 Housing Choice Vouchers.

EXHIBIT F: MATCH OR LEVERAGE (Maximum 5 points)

Fairfax County will leverage at least approximately $8.5 million of local, federal, and other sources of funding for activities described throughout this application over the period of performance.

As mentioned in ***Exhibit D. Subfactor (b)(i): Project Description, Management, and Impact***, Fairfax County Department of Housing and Community Development (HCD) and Fairfax County Redevelopment and Housing Authority (FCRHA) seek to establish a home rehabilitation and improvement grant program to be piloted at the Harmony Place and then expanded to other MHCs. The grant program is annually identified in the Action Plan for the county's CDBG program beginning in FY 2023. [39] The current balance of funding for this program is $491,064 with an annual planned allocation of $240,000 of CDBG funds. These funds would provide additional program funding leverage of $1,931,064 during the PRICE grant period of performance. The annual allocation of $240,000 between FY 2025 and FY 2030 is dependent upon HUD CDBG grant awards equal to the FY2024 award. Reductions in the annual award could cause the leverage funding to be adjusted based on the CDBG award amount and other program requirements.

Fairfax County will also leverage $3,750,000 in Amazon IMPACT Reach funds to support the proposed financial resources for homebuyers in MHCs to acquire a home for the first time, also described in ***Exhibit D. Subfactor (b)(i).*** Uses for this funding may include such supports as compensation/repurchase of units, relocation assistance, down payment assistance, and providing homebuyer and homeowner education.

Fairfax County will also leverage funding for the Neighborhood Initiative Program (NIP) and Opportunity Neighborhood (ON) programming to implement and coordinate the Countywide Inclusive Community Engagement framework to improve service delivery and create equitable outcomes for all manufactured housing residents. The program brings togethers non-profits, community-based organizations, civic organizations, inter-faith community, and county agencies to establish best practices; builds capacity of county, community, and stakeholders to engage in inclusive public engagement; and evaluates and addresses barriers (including transportation, language, virtual access, and technology gaps) to cultural, recreational, and social opportunities. In total NIP and ON programs would leverage approximately $2,794,500 of funding.

[39] Proposed One-Year Action Plan for County FY2024 (Federal FY2023): fairfaxcounty.gov/housing/sites/housing/files/Assets/Documents/Consolidated Plan/FY2024One-Year-Action-Plan.pdf

Exhibit G: LONG-TERM EFFECT (Maximum 10 points).

Long-term affordability is the goal of any preservation effort undertaken by Fairfax County. For properties that will continue to operate as rental housing, Fairfax County will seek affordability periods that exceed 30 years, with a strong preference for the longest term possible. In the process of providing long-term loans for preservation, the FCRHA seeks the best possible terms to extend affordability beyond what is documented through Rights of First Refusal, ground leases, and other means. While affordability periods are the primary means of obtaining long-term affordability, these other mechanisms serve as back up to ensure that the FCRHA is well-positioned to create longer-term affordability when possible. Long-term affordability commitments and restrictions provide residents with stable pricing that is not subject to the same price increases as market rate rental homes. Robust engagement with residents will assist the FCRHA in determining the appropriate rent levels for residents on a property that receives funding.

Homeownership opportunities will be assessed and sought out through various means. PRICE grant funding will result in Fairfax County being able to assist residents in potential homeownership opportunities that arise, as these tend to arise quickly and require funding on-hand to execute. In a strong housing market like Fairfax County, it is essential to have ample funding available to respond to these opportunities in a timely manner and compete with investors seeking profits through increased rents and/or redevelopment of MHCs. Creative homeownership options will be explored, including potentially Community Land Trusts. The PRICE grant would enable Fairfax County to provide funding to residents who wish to own the land under their home when an opportunity arises to do so, thereby ensuring self-governance of the property and long-term affordability.

Fairfax County is not only committed to preserving the affordability of properties but also to improving living conditions through careful consideration of the physical conditions of a property and the needs of residents. Assessing the needs of MHCs will require robust coordination with residents to inspect the Manufactured Homes, discuss priority concerns with residents, and allocate resources in an equitable and efficient manner. PRICE grant funding will assist Fairfax County in reaching and helping a greater number of MHC residents than would otherwise be possible. By providing funding for physical improvements or home replacements, as needed, the county will be able to improve a greater number of lives through improved living conditions. The quality of one's home not only affects physical safety but also may have consequential impacts on mental health and well-being. Substandard housing can harm children's development and contribute to psychological distress.

MHCs are vulnerable to storms that are increasing in intensity and frequency over time, which are not only physically damaging to structure but can be a major source of stress for residents. Infrastructure improvements detailed in **Exhibit** D will assist with improving resilience related to flooding, wind and power outages, and extreme heat. Improving the resilience and safety of the MHCs will help protect residents' homes, reduce the financial need for them to fix their homes after it sustains damage, and can provide a greater sense of safety and stability. Aging structures may also be currently exposing residents to mold and other indoor air pollution from outdated appliances and materials. These conditions can lead to a variety of short- and long-term health effects. Units constructed prior to 1976 may need to be replaced in order to provide the greatest benefit to residents. This would improve the physical health of residents and reduce the stress that is associated with substandard and unhealthy living conditions.

Long-term, stable affordability for the MHCs through long-term restrictions and/or homeownership opportunities, coupled with physical improvements or replacement of degraded units, will improve the financial sustainability of the MHCs. PRICE grant funding will assist Fairfax County in making large investments upfront to improve the physical and financial health of the MHCs, reducing the need for further federal assistance. Fairfax County is in a strongly desirable location, reflected in the strength of the housing market. As noted in this application, MHCs in Fairfax County have been sold to investors, which has led to substantial increases in pad rents and other fees for the residents. Financially stable communities and residents are less likely to require future federal assistance. Affordability levels that are subject to unstable and inconsistent market rate increases may increase the need for resident reliance on other federal assistance programs. Improving the resilience of the homes to storms will provide an improvement to the lives of the residents and also reduces the likelihood of disastrous effects on neighborhoods which might require federal assistance to resolve.

MHCs have historically provided affordable housing for those who might be priced out of other areas of Fairfax County as rents and property values continue to rise and wages stay relatively stagnant. Fairfax County's MHCs are located in areas with disproportionate socioeconomic vulnerabilities, and Census data shows that socioeconomic vulnerabilities are greatest among Black/African Americans and Hispanic populations. The PRICE grant funding will assist vulnerable populations by seeking to stabilize rents, promote homeownership, and provide much needed repairs to homes. These measures will help bolster the financial, physical and mental health of underserved residents who have historically not been able to reap the benefits of Fairfax County's economic success. As Fairfax County has attracted new residents, businesses, and developments, affordability has decreased and left many in dire financial situations. Many vulnerable populations have also historically been left out of public engagement with county leadership and staff as they face more barriers to participation than many of the residents who are typically involved. Robust and thoughtful community engagement with the residents of MHCs has been and will help to empower the resident voices and foster important conversations regarding their needs as residents and those of their communities. The PRICE grant will enable Fairfax County to invest in the MHCs to promote long-term affordability, homeownership, and resilience among populations that have historically been underserved.

Required Attachments

Note: Attachments do not count towards the application page limit

Attachment A. Advancing Racial Equity

In 2017, Fairfax County entered a Memorandum of Understanding with seven neighboring jurisdictions to develop a Regional Analysis of Impediments (RAI). When completed, the RAI will be a five-year plan that includes goals and actions to help reverse patterns of segregation and increase access to neighborhoods of opportunity throughout the greater Washington, D.C. area. The RAI marks the first time in 25 years that local jurisdictions collaborated to create a joint plan for the region. As part of the RAI, comprehensive analyses were conducted that describe the living patterns of Fairfax County households by race and ethnicity. While the data reflects the broader community, it is inclusive of families that would be expected to benefit from this grant funding.

Potential barriers to persons or communities of color. Findings from analyses conducted as part of the RAI indicate that although Fairfax County households have substantial access to low poverty areas overall, racial and ethnic disparities exist. In general, White households live in neighborhoods with lower poverty rates, while Hispanic and Black households live in higher poverty areas. Similar disproportional findings indicate that White households are more likely to live in environmentally healthy neighborhoods as compared to other races. In addition, data indicate that Hispanic and Black households are more than twice as likely to be severely cost burdened than are White households in Fairfax County. As the analyses conducted as part of the RAI are extensive, these findings and others will be used to guide efforts pertaining to affordable housing and MHCs.

Steps to prevent, reduce or eliminate these barriers. As part of One Fairfax (described in Narrative Exhibit E;_HUD-52515_VA019), the Fairfax County Department of Housing and Community Development (HCD) has adopted an equity impact plan. This plan identifies agency goals and strategies to advance equity including improving affordable housing policies and administrative practices; preserving existing affordable housing; aggressively producing housing; and ensuring equitable access to a range of affordable rental and homeownership opportunities. As related to housing mobility, the FCRHA uses vouchers to increase affordable housing choices for people of color in high opportunity areas of the county. This is primarily accomplished through the implementation of submarket payment standards in the Housing Choice Voucher (HCV) program.

Attachment B. Affirmative Marketing

Affirmative marketing. Fairfax County is rich in diversity, requiring marketing that connects to target audiences in their culture. The FCRHA will affirmatively market housing services provided through this grant by combining consumer market data (demographics, lifestyles,3 Narrative K_HUD-52515_VA019 media patterns) with community input to determine the messages and media opportunities that will connect with the target audience. The FCRHA will market the housing program utilizing: (1) owned media assets which include a website and Facebook account; (2) owned media of the broader Fairfax County government system which includes approximately 50 social media accounts owned by various local government agencies; owned Spanish-language assets; production teams from Fairfax Channel 16 to create social media videos and other culturally competent videos; and county-owned signage opportunities; (3) outreach workers at the Fairfax County Department of Neighborhood and Community Services and Health Department who are trusted community members connected to prominent local influencers including faith leaders, community members and others, and (4) other resident-created networks.

The Department of Housing and Community Development (HCD) staff will work with the outreach workers in these agencies to connect with people who might not be otherwise reached by typical media strategies. The corps of outreach workers will receive a toolkit of materials to share with local influencers and help them promote the program in their own community work. The toolkit might include materials to share on WhatsApp, WeChat and other text groups; mini articles for community or faith-based community newsletters, bulletins or websites; and social media posts. Staff will also work with outreach workers to identify community leaders who would be able to interview with media, providing the 'trusted' third party voice.

The highest priority of HCD in partnership with Fairfax County Department of Neighborhood and Community Services (NCS) will be to expand affordability opportunities and revitalize MHCs. Based on the county's demographic profile and vulnerability index the goal of affirmative marketing will be to make African Americans aware that manufactured housing is available to them throughout Fairfax County. Staff will make Asians and Hispanics aware that manufactured housing is available to them outside enclaves in which concentrations have developed. As well as expand the manufactured housing choices of Caucasians to include racially integrated neighborhoods.

In coordination with the Office of Human Rights and Equity Programs (OHREP) HCD and NCS staff will work with producers at Channel 16, the county's local TV station, to produce a video for viewership by county residents. The focus of the campaign is to highlight various manufactured housing neighborhoods and amenities offered in the county, introducing viewers to and encouraging viewers to visit those areas, and in the process providing them with a wider range of housing options and neighborhoods to consider when seeking housing. Such a campaign can include the use of local newspaper stories, display ads, radio and television public service announcements, social media, the internet, community centers, human services building, and the websites of Fairfax County.

Attachment C. Affirmatively Furthering Fair Housing

Affirmatively Furthering Fair Housing (AFFH). As previously noted, Fairfax County is participating in the development of a Regional Analysis of Impediments. This coordinated and systematic regional approach is critical as barriers to fair housing do not follow strict jurisdictional boundaries and residents are mobile throughout the region. The plan currently includes goals and strategies specific to Fairfax County as well as to those of the Washington, D.C. region. Once finalized, will be one of the few regional plans in the nation to affirmatively further fair housing. The RAI directly aligns with the One Fairfax policy and was built on robust community participation to identify meaningful goals and strategies.

Importantly, the regional goals as well as Fairfax County specific goals identified in the RAI support housing mobility and ensure that all households, regardless of race or ethnicity, have access to high opportunity neighborhoods. One of the key regional strategies is to expand locally funded housing voucher programs, increase the scale and scope of housing mobility programs, and improve the portability of vouchers across jurisdictions. Another key strategy identified in the RAI is to encourage landlords to reduce, eliminate, or offset application fees for voucher users and follow HUD's guidance on the use of criminal backgrounds in screening tenants, to further promote housing mobility.

Fairfax County has also adopted eight goals specific to the county to further address the barriers outlined in the fair housing plan. The local goals are aligned with and supplementary to the regional goals. In addition, they were established based on community feedback, and developed collaboratively with other Fairfax County departments and the community. The Fairfax County goals include adopting tiered, submarket payment standards to align with market rents and increase access to higher opportunity areas for voucher holders. This is the same goal as outlined in the One Fairfax plan for HCD and outlined in the FCRHA's Moving To Work Plan. Progress made on the regional goals as well as Fairfax County local goals will be annually reported to the Fairfax County Office of the County Executive, One Fairfax team, and outlined in the county's One Fairfax plan.

Strategic Plan Alignment: If awarded, this grant would directly support and help to advance housing justice by specifically offering support services to families in higher poverty areas of the county. Importantly, the grant aligns with the FCRHA's strategies to advance equity under the One Fairfax policy as well as the goals articulated in the RAI. Along with providing a greater level of support to MHC families, the work of this grant will also help foster stronger relationships with MHC owners and property managers in Fairfax County. This will be of tremendous value in reducing barriers to fair housing, ensuring greater diversity in all areas of the county, and creating new rental opportunities for low-income households.

A new report, written by Virginia Commonwealth University, notes that in Northern Virginia, chances of living to age 75 depend on where you live, race and ethnicity. Recognizing that housing is fundamental to health, this grant will allow the county to provide the individualized resources that families need to repair, replace, and/or stabilize their housing situation, which can influence health outcomes. In addition to aligning with HUD's strategic goal, the proposed use of this grant funding strongly aligns with local public health goals including the Fairfax County Community Health Improvement Plan and the Fairfax County Countywide Strategic Plan.

Attachment D: Eligible Applicants documentation

1. **Resolution of Civil Rights Matters**: Fairfax County has no unresolved civil rights issues pending, including any of the charges, cause determinations, lawsuits, or letters of findings related to the following:
   (1) Charges from HUD concerning a systemic violation of the Fair Housing Act or receipt of a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of a substantially equivalent state or local fair housing law proscribing discrimination because of race, color, religion, sex (including sexual orientation and gender identity), national origin, disability or familial status;
   (2) Status as a defendant in a Fair Housing Act lawsuit filed by the United States alleging a pattern or practice of discrimination or denial of rights to a group of persons raising an issue of general public importance under 42 U.S.C. 3614(a);
   (3) Status as a defendant in any other lawsuit filed or joined by the Department of Justice, or in which the Department of Justice has intervened, or filed an amicus brief or statement of interest, alleging a pattern or practice or systemic violation of Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974, the Americans with Disabilities Act, Violence Against Women Act, or a claim under the False Claims Act related to fair housing, non-discrimination, or civil rights generally including an alleged failure to affirmatively further fair housing;
   (4) Receipt of a letter of findings identifying systemic non-compliance with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Section 109 of the Housing and Community Development Act of 1974; Violence Against Women Act; or the Americans with Disabilities Act; or
   (5) Receipt of a cause determination from a substantially equivalent state or local fair housing agency concerning a systemic violation of provisions of a state or local law prohibiting discrimination in housing based on sexual orientation, gender identity, or lawful source of income.
   See memorandum from Fairfax County Office of Human Rights and Equity, dated June 3, 2024 on following page (Attachment D-1).

2. **Timely Submission of Applications**: The Fairfax County Department of Housing and Community Development is submitting the application by the July 10, 2024, 11:59PM deadline.

3. **Eligible Applicant:** The Fairfax County Department of Housing and Community Development (HCD) is an eligible applicant as 01 (County governments). HCD is the agency of the Fairfax County Government which administrates the county's affordable housing development, preservation, and resident assistance programs – reporting to the Fairfax County Board of Supervisors and County Executive.

Number of Applications: Fairfax County Department of Housing and Community Development is submitting only one application under the PRICE Main category.

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Attachment E: Evidence of Partnership letters

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FAIRFAX COUNTY

FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING
AUTHORITY

3700 Pender Drive, Suite 300
Fairfax, Virginia 22030-7444

V I R G I N I A

Telephone: (703) 246-5000 ♦ Fax: (703) 653-7130
TTY: 711

June 4, 2024

Re: Intent to Participate

This letter is to confirm the mutual intent of both the Fairfax County Department of Housing and Community Development (HCD) to collaborate and enter into a partner agreement with the Fairfax County Redevelopment and Housing Authority (FCRHA) contingent upon the award of funds from the United States Department of Housing and Urban Development for the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) competition, to carry out eligible activities as provided in the Fairfax County HCD PRICE application.

The Fairfax County Redevelopment and Housing Authority (FCRHA) is a separate political body from Fairfax County Government and possesses specific powers granted by state law. The authority of the FCRHA is vested in 11 commissioners appointed by the Fairfax County Board of Supervisors – one representative from each supervisor district and two at-large representatives. The mission of the FCRHA 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. The FCRHA Strategic Plan for FY 2025 details the major activities and projects, as well as anticipated outcomes in the following areas:

(1) affordable housing development, preservation, and sustainability.
(2) homeownership services.
(3) affordable rental housing, property management, and maintenance.
(4) tenant subsidies and resident services; and
(5) program planning, development, and management.

These strategic areas support the mission and values of the FCRHA and that of the Fairfax County Department of Housing and Community Development, which serves as staff to the FCRHA.

If awarded the PRICE Main grant, the FCRHA would partner with HCD on such activities as the home improvement and replacement grant and loan programs, as well as respond quickly to opportunities for land acquisition and property purchase, described in the application. The FCRHA under state-granted authority has the ability to purchase property, make loans, and allocate grant funding, typically attached to commitments of affordability. HCD administers and

monitors these activities, once approved by the FCRHA, and reports back to the FCRHA on progress toward goals.

It is understood that this is letter is only an expression of our intent and a binding partner agreement [or other agreement] detailing the terms and conditions of the proposed partnership must be executed before the use of any CDBG-PRICE funds, if awarded.

DocuSigned by:
LENORE STANTON 06/06/2024 | 07:33:52 EDT
26A6D6758AE34E7...

Lenore Stanton, Chairman, Sully District
Fairfax County Redevelopment and Housing Authority

Attachment F: Match or leverage documentation
Amazon IMPACT Reach

Virginia Housing

December 14, 2021

BY ELECTRONIC MAIL

Mr. Thomas E. Fleetwood
Director
Fairfax County Department of Housing
and Community Development
3700 Pender Drive, Suite 300
Fairfax, Virginia 22030

Re: REACH *Virginia* Award Notification, Year 3-5

Dear Tom:

As you are aware, Virginia Housing supported the Commonwealth's effort to bring Amazon's second headquarters to Northern Virginia through a five-year commitment of $15 million annually in new REACH *Virginia* funding for affordable housing in the region. This $75 million commitment is in addition to the substantial ongoing housing support that Virginia Housing provides to the region through grants and low-interest financing programs.

Following Amazon's selection of National Landing for its HQ2, Virginia Housing established the Northern Virginia Affordable Housing Task Force to provide input into the use of the newly committed funds. Based on such input, it was determined that the Year 3-5 funding (July 1, 2021 to June 30, 2023) will be consolidated into one application round and focused on lower-income rental housing in the City of Alexandria, Arlington County, City of Falls Church, City of Fairfax, Fairfax County, Loudoun County, City of Manassas, City of Manassas Park, and Prince William County.

These localities were invited to submit funding applications to Virginia Housing by September 30, 2021. Applications were reviewed by VH staff and a review panel that included affordable housing experts from outside VH. Accordingly, based upon the submissions by Fairfax County, Virginia Housing has determined to allocate REACH *Virginia* grants for the following purposes:

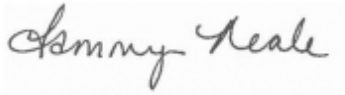
Development Name	REACH Virginia Grant Amount*
FCRHA Scattered Site Homeownership	$3,750,000
FCRHA Homeownership for manufactured Housing Residents	$3,750,000

Virginia Housing
Headquarters
601 South Belvidere Street
Richmond, VA 23220
804-782-1986
Toll Free: 877-843-2123
VirginiaHousing.com

This award notification is based upon the description of the intended use of the funds set forth in your written submission to Virginia Housing and your conversations with Virginia Housing staff. If the facts and circumstances regarding these uses have changed, please notify us as soon as possible. Closing and disbursement will be subject to Virginia Housing confirming the final amount and use of the funds with you and entering into a Grant Agreement and other documents.

Please contact Toni Ostrowski, Art Bowen or me if you have any questions. We greatly value your partnership with this important initiative.

Very truly yours,



Tammy Neale
Chief of Programs

Attachment F: Match or leverage documentation
Community Development Block Grant Funding

Line #	WAG Spreadsheet of CDBG & HOME Funding Allocations for FY 2025 (11/6/2023) - WAG approved					
	B	C	D	E	F	G
	Project/Activity	FY 2024 Revised Budget	Estimated FY 2024 C/O	Proposed FY 2025 CDBG	Proposed FY 2025 HOME	Total Proposed FY 2025
	Admin & Other Fixed Expenditures					
1	Section 108 Loan Payments	$ 429,623		$ 414,522		$ 414,522
2	Fair Housing	$ 264,800	$ 3,000	$ 202,314	$ 50,000	$ 255,314
3	Planning	$ 349,224		$ 259,000		$ 259,000
4	CDBG General Administration	$ 1,209,172		$ 459,890		$ 459,890
5	Homeownership Administration (CDBG)	$ 522,382		$ 215,289		$ 215,289
6	HOME General Administration	$ 397,374			$ 188,537	$ 188,537
7	Targeted Public Services (CCFP TPS)	$ 852,370		$ 852,370		$ 852,370
8	**Admin & Other Fixed Expenditures Total**	**$ 4,024,945**	**$ 3,000**	**$ 2,403,385**	**$ 238,537**	**$ 2,644,922**
	Tenant Based Rental Assistance (TBRA)					
9	TBRA & Other Rental Assistance	$ 1,455,321			$ 1,000,000	$ 1,000,000
10	**Tenant Based Rental Assistance Total**	**$ 1,455,321**	**$ -**	**$ -**	**$ 1,000,000**	**$ 1,000,000**
	HCD Requests for Proposals					
11	NOFA/RFP CDBG	$ 892,500		$ 1,169,640		$ 1,169,640
12	NOFA/RFP HOME	$ 3,036,535			$ 825,028	$ 825,028
13	CHDO	$ 563,087			$ 357,806	$ 357,806
14	**HCD Requests For Proposals Total**	**$ 4,492,122**	**$ -**	**$ 1,169,640**	**$ 1,182,834**	**$ 2,352,474**
	FCRHA					
15	FCRHA and Fairfax County Rehab or Acquisitions	$ 4,181,741		$ 500,000		$ 500,000
16	**FCRHA Total**	**$ 4,181,741**	**$ -**	**$ 500,000**	**$ -**	**$ 500,000**
	HOMEOWNERSHIP/HREP & COMMUNITY					
17	Homeownership FTHB Downpayment Assistance	$ 1,120,000		$ 1,200,000		$ 1,200,000
18	Home Repair for the Elderly & Community Rehab	$ 998,085		$ 479,376		$ 479,376
19	Mobile Home Rehab	$ 491,064		$ 241,064		$ 241,064
	HOMEOWNERSHIP/HREP & COMMUNITY Total	**$ 2,609,149**	**$ -**	**$ 1,920,440**	**$ -**	**$ 1,920,440**
20	**FY 2025 PROPOSED ALLOCATION TOTALS**	**$ 16,763,278**	**$ 3,000**	**$ 5,993,465**	**$ 2,421,371**	**$ 8,417,836**
21	**Estimated FY 2025 Grant Award**			**$ 5,682,469**	**$ 2,385,371**	**$ 8,067,840**
22	**Estimated Program Income**			**$ 310,996**	**$ 36,000**	**$ 346,996**
23	**Estimated Total Funding Available for FY 2025**		**$ 3,000**	**$ 5,993,465**	**$ 2,421,371**	**$ 8,417,836**
24	**UNALLOCATED AVAILABLE FUNDING**		**$ -**	**$ -**	**$ -**	**$ -**

Attachment F: Match or leverage documentation
FY 2024 Neighborhood Initiatives Program Budget

	NIP Sites (NCS Portion)	NIP Sites HCD Portion)	Total NIP Sites	Opportunity Neighborhood	Total	Notes
United Community	$ 365,802.78	$ -	$ 365,802.78	$ 412,905.66	$ 778,708.44	ON amount includes Mt. Vernon Woods Elementary School CS
Second Story	$ 355,948.32	$ -	$ 355,948.32	$ 250,543.02	$ 606,491.34	
Cornerstones	$ 362,093.14	$ 107,386.94	$ 469,480.08	$ 480,758.72	$ 950,238.80	
FACETS	$ 50,623.22	$ 156,113.91	$ 206,737.13	$ 252,329.58	$ 459,066.71	
	$ 1,134,467.46	**$ 263,500.85**	**$ 1,397,968.31**	**$ 1,396,536.98**	$ 2,794,505.29	

Attachment G: Application Certifications and Standard forms
Optional PRICE Urgent Need Certification

OPTIONAL PRICE URGENT NEED CERTIFICATION

Submit the following certification only when one or more of the activities in the PRICE proposal are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the PRICE proposal includes one or more specifically identified PRICE-assisted activities which 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 to meet such needs.

DocuSigned by:
Meghan.Van Dam
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Signature of Authorized Official

06/28/2024 | 17:39:09 EDT
Date

Director, Affordable Housing Development Division
Title

Attachment G: Application Certifications and Standard forms
Lobbying-Certification-for-All-Applicants,

LOBBYING CERTIFICATION FOR ALL APPLICANTS

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.

DocuSigned by:
Meghan.Van Dam
547B0B2BAF8A455...
Signature of Authorized Official

06/28/2024 | 17:39:09 EDT
Date

Director, Affordable Housing Development Division
Title

Attachment G: Application Certifications and Standard forms
PRICE CERTIFICAION FOR ENTITTLEMENT
LOCAL GOVERNMENT APPLICANTS

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PRICE CERTIFICATIONS FOR ENTITLEMENT LOCAL GOVERNMENT APPLICANTS

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.

The Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (URA), and Residential Anti-displacement and Relocation Assistance Plan (RARAP) -- It will comply with the acquisition and relocation requirements of the URA (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR part 24. It has in effect and is following a RARAP as required under 24 CFR part 42 in connection with any activity assisted with funding under either 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-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The submission of the PRICE application 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 PRICE 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 75.

Build America, Buy America (BABA) – It will comply with Title IX, subpart A of the Infrastructure Investment and Jobs Act of 2021 (41 U.S.C. 8301 et seq.).

Public Participation – It is in full compliance with the PRICE streamlined public participation requirements found in Section VI.E of the PRICE NOFO.

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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 PRICE funds, it has developed its proposal 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 proposal may also include 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 PRICE Certification).
2. Overall Benefit. The aggregate use of PRICE funds 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.
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with PRICE 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 PRICE 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 PRICE 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 PRICE 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 PRICE funds if the jurisdiction certifies that it lacks PRICE 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; and EPA's lead-based paint rules

(e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

Compliance with RFRA -- The grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.

Environmental Review -- It will comply with environmental review procedures and requirements at 24 CFR part 58.

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

DocuSigned by:
Meghan.Van Dam
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Signature of Authorized Official

06/28/2024 | 17:39:09 EDT
Date

Director, Affordable Housing Development Division
Title

Attachment G: Application Certifications and Standard forms
SAMS Entity Information

SAM.GOV®

COUNTY OF FAIRFAX VIRGINIA

Unique Entity ID	CAGE / NCAGE	Purpose of Registration
W2ZUFMBDM378	**3J1M6**	**All Awards**
Registration Status	Expiration Date	
Active Registration	**Nov 15, 2024**	
Physical Address	Mailing Address	
12000 Government Center PKWY STE 214 **Fairfax, Virginia 22035-0001** **United States**	**12000 Government Center PKWY STE 214** **Fairfax, Virginia 22035 United States**	

Business Information

Doing Business as	Division Name	Division Number
(blank)	**Department Of Finance**	**(blank)**
Congressional District	State / Country of Incorporation	URL
Virginia 11	**(blank) / (blank)**	**http://www.fairfaxcounty.gov**

Registration Dates

Activation Date	Submission Date	Initial Registration Date
Nov 20, 2023	**Nov 16, 2023**	**Sep 23, 2003**

Entity Dates

Entity Start Date	Fiscal Year End Close Date
Jan 1, 1742	**Jun 30**

Immediate Owner

CAGE	Legal Business Name
(blank)	**(blank)**

Highest Level Owner

CAGE	Legal Business Name
(blank)	**(blank)**

Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of
P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

Proceedings Questions

Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the

proceedings questions.

Exclusion Summary

Active Exclusions Records?

No

SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

Yes

Entity Types

Business Types

Entity Structure	Entity Type	Organization Factors
U.S. Government Entity	**US Local Government**	**(blank)**

Profit Structure
(blank)

Attachment G: Application Certifications and Standard forms
Grant Application Detailed Budget- Worksheet

Grant Application Detailed Budget Worksheet OMB Approval No. 2501-0017 Expiration: 1/31/2026	
Applicant Name: Applicant Address:	Fairfax County (Department of Housing and Community Development 3700 Pender Drive Suite 300 Fairfax, VA 22030

Category Detailed Description of Budget (for full grant period)											
1. Personnel (Direct Labor)	**Estimated Hours**	**Rate per Hour**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
Position or Individual											
Fairfax County is not requesting reimbursement for personnel hours			$0								
Total Direct Labor Cost			$0								
2. Fringe Benefits	**Rate (%)**	**Base**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			$0								
Total Fringe Benefits Cost			$0								
8. Construction Costs											
8a. Administrative and legal expenses	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
Fairfax County is not requesting reimbursement for construction costs.			0								
Subtotal - Administrative and legal expenses											
8b. Land, structures, rights-of way, appraisal, et	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Land, structures, rights-of way, …											
8c. Relocation expenses and payments	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Relocation expenses and payments			$0								
8d. Architectural and engineering fees	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								

Subtotal - Architectural and engineering fees			$0								
8e. Other architectural and engineering fees	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Other architectural and engineering fees			$0								
8f. Project inspection fees	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Project inspection fees			$0								
8g. Site work	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Site work			$0								
8h. Demolition and removal	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Demolition and removal			$0								
8i. Construction	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Construction			$0								
8j. Equipment	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Equipment			$0								
8k. Contingencies	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Contingencies			$0								
8l. Miscellaneous	**Quantity**	**Unit Cost**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
See above			**$0**								
Subtotal - Miscellaneous			$0								
Total Construction Costs											

9. Other Direct Costs Item	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local / Tribal Share	Other	Program Income
infrastructure improvements; land acquisitions; planning and regulatory activities; resilience activities $48,025,564				$39,550,000	$2,794,500	$1,931,064				$3,750,000	
Total Other Direct Costs			$48,025,564	$39,550,000	$2,794,500	$1,931,064	$0	$0	$0	$3,750,000	$0
Subtotal of Direct Costs			$48,025,564	$39,550,000	$2,794,500	$1,931,064	$0	$0	$0	$3,750,000	$0
10. Indirect Costs											
Type	**Rate**	**Base**	**Estimated Cost**	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/ Tribal Share	Other	Program Income
Total Indirect Costs											
Total Estimated Costs											
			$48,025,564	$39,550,000	$2,794,500	$1,931,064	$0	$0	$0	$3,750,000	$0

Grant Application Detailed Budget- Summary

form HUD-424-CBW

Grant Application Detailed Budget Worksheet

OMB Approval No. 2501-0017
Expiration: 1/31/2026

Detailed Description of Budget				
Analysis of Total Estimated Costs			**Estimated Cost**	**Percent of Total**
1	**Personnel (Direct Labor)**		**0.00**	**0.0%**
2	**Fringe Benefits**		**0.00**	**0.0%**
3	**Travel**		**0.00**	**0.0%**
4	**Equipment**		**0.00**	**0.0%**
5	**Supplies and Materials**		**0.00**	**0.0%**
6	**Consultants**		**0.00**	**0.0%**
7	**Contracts and Sub-Grantees**		**0.00**	**0.0%**
8	**Construction**		**0.00**	**0.0%**
9	**Other Direct Costs**		**$48,025,564**	**100.0%**
10	**Indirect Costs**		**$0**	**0.0%**
	Total:		**$48,025,564**	**100.0%**
		Federal Share:	**$39,550,000**	
		Match (Expressed as a percentage of the Federal Share):	**$8,475,564**	**21%**

Attachment H. Summary of Public Comments on published Application

Fairfax County published the draft application on May 6, 2024, to solicit public comments and feedback on the application. The draft application was published online with hard copies available at the Fairfax County Department of Housing and Community Development (HCD), the Fairfax County Government Center, the South County Government Center (Gerry Hyland Government Center), and all libraries throughout the county. Comments could be submitted in-person, by mail, and electronically (via the HCD website and via email). The Fairfax County Board of Supervisors held a public hearing on May 21, 2024 during which public testimony was submitted. Three community meetings were held: Tenants and Workers United hosted a community meeting on May 14, 2024 for manufactured housing residents along Richmond Highway and HCD hosted two public meetings, one on June 17, 2024 at the HCD office at 3700 Pender Drive, Fairfax, VA proximate to the Waples Mill Estates Mobile Home community with transportation made available and one on June 18, 2024 at the Meadows of Chantilly Mobile Home community on Airline Drive, Chantilly, VA. A summary by topic of all comments or views received on the application and a list of commenters by name or organization are provided below, as well as individual comment summaries and meeting summaries. All comments supported the application. The majority of comments expressed the numerous community needs and different ways that the funding could be allocated; others addressed the context for the grant and ways to better define the community activities and mobilization efforts. The county accepted all comments and used them to revise the application:

Summary of Comments by Topic Area:				
	Community Need/ Funding Activity	Community Engagement	Context for Request	MHC Community Organization
Commenter:				
Mary Paden, (NAACP Housing Committee)	X	X	X	
Marinela Funes (Tenants and Workers United)	X			X
Mary Paden (forward from Stephen Cerney)	X	X	X	
Larisa Zehr, (Legal Aid Justice Center)	X		X	X
Marisela Barba (Harmony Place)	X			
Lori Biser (Waples Mills)	X			
Dalton Foster (Waples Mills)	X			
Carmen Diez (Audubon)	X			

Alicia Valente (Audubon)	X			
Carla Claure (Audubon)	X			
Maria Zabala (Audubon)	X			
Jennifer Kroll (Waples Mills)	X			
Carlos Sanchez (Audubon)	X			
Reimund Diaz (Audubon)	X			
Nalut Lotartaro (Meadows of Chantilly)	X			
Ulysses Ramirez (Legal Aid Justice Center)	X		X	X
Juan Castillo	X			
Keren Croasdaile (Penn Daw Terrace)	X	X		X
5/14/24 Community Meeting (app. 20 attendees)	X		X	X
5/21/2024 Fairfax County Board of Supervisors' Public Hearing	X	X	X	X
6/17/2024 Community Meeting (app. 17 attendees)	X		X	X
6/18/2024 Community Meeting (app. 52 attendees)	X		X	X

Individual Summaries of Comments by Submission Method (The complete comments are included on the following pages):

- **Community Meetings and Public Hearing**
  - May 14, 2024, Community Meeting hosted by Tenants and Workers United, 8710 Mount Vernon Highway, Alexandria, VA 22309.
    - Tenants and Workers United invited Fairfax County Housing and Community Development to engage the mobile home coalition in the county's application to the PRICE Main Competition. Residents requested tenant protection for MHCs, assistance with rehabilitation and replacement of existing units, and additional funding for supportive services. They also requested protection against gentrification, zoning, and planning.
  - May 21, 2024, Board of Supervisors' Public Hearing, 12000 Government Center Parkway, Fairfax, VA 22035
    - The Fairfax County Board of Supervisors held a public hearing on the PRICE Main Competition. Residents were invited to provide testimony in writing, by phone, via video, or in person. At least 20 attendees; comments:
    - Mary Paden (Chair, Fairfax NAACP Housing Committee): Request to create a process to secure the land for Manufactured Housing Communities (MHCs); if that is not an option, help residents of MHCs with relocation. Also, help residents of MHCs with health and safety repairs and rent relief, and consult with the leaders of MHC's to understand the needs of residents.
    - Marianela Funes (Tenants and Workers United): Recommends funds to be used for preservation, technical assistance, community engagement, and related supportive services such as relocation support, down payment assistance, and eviction prevention services. Requests MHCs residents to be

part of the decision process and to address any issues related to planning and zoning.
        - Ulysses Ramirez (Legal Aid Justice Center): Requests to increase funding for park acquisition for resident ownership or resident-led ownership. Guaranteed legal protections for all financial assistance, including rent stabilization provisions and rights to renew lease leases for residents. Commit to having residents of MHCs be part of the decision-making process, tenant-protections, re-allocate funding destined for planning and zoning, increase funding for emergency assistance and strengthen the description of urgent needs and fair housing duties.
        - Keren Croasdaile (Penn Daw Terrace): Recommends protection for private equity purchases. Penn Daw Terrace Mobile Home Park is at risk of being sold at any moment. Requests for including the mobile home resident council to be part of the decision-making process.
        - Juan Castillo: Concerns for legal protection to protect residents from land acquisition.
        - Alicia Valente (Audubon Estates): Recommends tenant protection when MHCs are sold and ensures property management follows through with infrastructure improvements and other advancements in the community.
    - June 17 – Public Meeting, HCD Office, 3700 Pender Drive, Fairfax, VA 22030 (also virtual option)
        - **17 attendees; comments:**
        - Fairfax County Housing and Community Development held a Public Meeting to engage the community in the county's application to the PRICE Main Competition. Residents inquired about land ownership, zoning laws, and rent control assistance. Residents asked about contacting elected leaders for policy changes, and a resident offered to draft a letter for delegate support and circulate a petition supporting the county's application.
    - June 18 – Public Meeting, Meadows of Chantilly Community Room, 4200 Airline Parkway, Chantilly, VA 20151
        - **52 attendees; comments:**
- Fairfax County Housing and Community Development held a Public Meeting at Meadows of Chantilly Manufacture Community to engage the community in the county's application to the PRICE Main Competition. Residents expressed concerns about better communication, consistent property management, and community engagement. As a long-term solution, residents proposed allocating funding to buy land for future MHCs.

➢ **4** e-mailed comments

- Mary Paden (NAACP Housing Committee Member): Expresses concerns on the development of the rapid-bus transit system that will be posed a threat to MHCs and equity companies purchasing MHCs who will raise rents drastically. Recommends funding to be used for land purchases, repairs, rent relief, and relocation.
- Lori Biser (Waples Mills): Searching for assistance for mobile home repairs.

- Marinela Funes (Tenants and Workers United): Recommends funds to be used for preservation, technical assistance, community engagement, and related supportive services such as relocation support, down payment assistance, and eviction prevention services. Requests MHCs residents to be part of the decision process and to address any issues related to planning and zoning.
- Mary Paden (forward from Stephen Cerney): Supports the county's PRICE Main Competition application. Requests for more community engagement meetings with MHCs and transparency. Highlighted the rapid-bus transit system's impact on MHCs and other low-income communities, including the possibility of relocation of pad sites and gentrification.
- Larisa Zehr, Senior Staff Attorney, (Legal Aid Justice Center): Requests to increase funding for park acquisition. Guaranteed legal protections for all financial assistance, including rent stabilization provisions and rights to renew lease leases for residents. Commit to having residents of MHCs be part of the decision-making process, re-allocate funding destined for planning and zoning, increase funding for emergency assistance and strengthen the description of urgent needs and fair housing duties.

➢ **12** online comments:

- Marisela Barba (Harmony Place): Recommend funding to be used for repairs and remodeling of mobile homes. Reports that many mobile homes are old, with roofs in terrible shape and covered with mold. Requests for assistance are to be made directly available to residents without third-party support.
- Dalton Foster (Waples Mills): Request funding to be allocated toward repairing and replacing aging units. Reports that many residents of MHCs are retired and cannot afford to repair their homes. Also, recommends rent control as rent is increasing, and the community is not seeing any improvements. Petitions for the county to keep low-income housing communities as the priority.
- Carmina Diaz (Audubon): Describes that rent increases yearly; however, the community has made no improvements. This year, rent has increased by 50 dollars, and starting July, it will be $1,0813 a month. Reports that property management does not have a good relationship with residents and recently changed parking spaces, which have blocked cars. The resident wants to find a solution to report this issue to the county.
- Alicia Valente (Audubon): Outlines the need to fix streetlights, driveways, and home improvements. Recommends that the county buy land and develop a homeownership process for MHC residents since many residents only have ITINs, and it is hard for them to get loans.
- Carla Claure (Audubon): Recommends for funds to be used for infrastructure improvements, home repairs, development of a community emergency fund, and environmental sustainability projects.
- Maria Zabala (Audubon): Recommends utilizing funding for repairs and improvements on infrastructure, especially for window repairs and community park remolding. Also, to invest in new recreation centers for youths and fixing driveways.

- Jennifer Kroll (Waples Mills): Reported to have a 1972 manufactured home and would utilize the grant to replace windows, roof, insulation, and pipes. Due to the home's age, the front and back doors have begun to deteriorate, and the homeowners had to remodel their lawn due to the flooding. The resident had to pay to install a drainage pipe to keep rain from leaking and mosquito infestation.
- Carlos Sanchez (Audubon): Recommends funding to be utilized for the maintenance and repairs of mobile homes. Highlighted that it is hard for families to cover essential expenses such as food and bills.
- Reimundo Diaz (Audubon): Requests assistance to fix their roof and a/c as repairs are expensive.
- Nalt Lotartaro (Meadows of Chantilly): Requests for additional speed bumps, streetlights, and an increase in police presence. Also, maintenance on driveways and yards is requested as some residents have been utilizing them as construction dump sites, and others throw their trash out.

➢ **One Hand-delivered comment**: Waples Mill resident petition in support of application with 33 signatures.

➢ **Noticing Locations/Sources:**

- Hard copies made available:
    - Fairfax County Government Center
    - Fairfax County Library System (8 regional branches, 14 community branches, and Access Services)
    - Gerry Hyland Government Center
    - Department of Housing and Community Development
- Email Notification:
    - Consolidated Funding Pool Recipients
    - Consolidated Funding Pool Advisory Committee
    - Affordable Housing Advisory Council
    - Office to Prevent and End Homelessness Distribution List
    - Tenants and Workers United
    - Westfield High School
    - Stone Middle School
    - Virginia Run Elementary School
    - Western Fairfax Christian Ministries
    - W. T. Woodson High School
    - Frost Middle School
    - Fairfax Villa Elementary School
    - Britepaths
    - Coordinated Services Planning- Region 3
- Advertisement and Social Media:
    - Fairfax County HCD website, blog, & social media
    - Newspaper advertisements:

        - *Washington Times* (English)
        - *El Tiempo Latino* (Spanish)
        - *Korea Times* (Korean)
        - *Washington Chinese News* (Chinese)
        - *Hoa Thinh Don Viet Bao* (Vietnamese)
    - FCRHA LinkedIn page

Attachment I. Letter of Support from Elected Officials

COMMONWEALTH OF VIRGINIA
HOUSE OF DELEGATES
RICHMOND

DAVID L. BULOVA
POST OFFICE BOX 106
FAIRFAX STATION, VIRGINIA 22039

ELEVENTH DISTRICT

COMMITTEE ASSIGNMENTS:
GENERAL LAWS (CHAIR)
APPROPRIATIONS
AGRICULTURE, CHESAPEAKE AND
NATURAL RESOURCES

June 25, 2024

U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, DC 20410

Re: Funding Opportunity Number FR-6700-N-99 – Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Grant

To Whom It May Concern:

I am very pleased to write this letter in support of the Fairfax County Department of Housing and Community Development application for the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Main Competition.

As chair of the House of Delegates General Laws Committee, which oversees housing issues, and a member of the Virginia Housing Commission, I am keenly aware that lack of affordable housing is emerging as one of our greatest threats to social and economic mobility. While there are several factors that contribute to this challenge, one of the key solutions is the preservation and enhancement of manufactured housing communities.

I am proud that one of those communities, Waples Mill Estates, is located in the heart of my legislative district. I have spoken with the residents of Waples Mill Estates on numerous occasions about the pressing need to preserve and revitalize affordable housing. To echo key points made in Fairfax County DHCD application, the PRICE grant would make a significant positive impact by accelerating services and aiding in the repair, rehabilitation, and replacement of existing units. More broadly, the PRICE grant would contribute enormously to Fairfax County's efforts to promote equitable access to housing and foster resilient communities.

Thank you for your kind attention and consideration in this matter. Please do not hesitate to contact me at (703) 310-6752 should you have any questions.

Sincerely,

David L. Bulova

DISTRICT: (703) 310-6752 • RICHMOND: (804) 698-1011 • E-MAIL: DELDBULOVA@HOUSE.VIRGINIA.GOV

GERALD E. CONNOLLY
WASHINGTON, D.C.

June 26, 2024

Ms. Marion McFadden
Principal Deputy Assistant Secretary
Community Planning and Development
U.S. Department of Housing and Urban Development
451 7th Street, S.W.
Washington, DC 20410

RE: Fairfax County Government's 2024 Application for the Preservation and Reinvestment Initiative for Community Enhancement (PRICE) Grant (FR-6700-N-99).

Dear Principal Deputy Assistant Secretary McFadden:

I write to express my support for your full and fair consideration of the grant proposal being submitted by Fairfax County Government, Department of Housing and Community Development, in response to the funding opportunity: Preservation and Reinvestment Initiative for Community Enhancement (PRICE) (funding opportunity number FR-6700-N-99).

The funds from this grant will assist Fairfax County in their efforts to address the challenges faced by Manufactured Housing Communities (MHCs). By enhancing resilience to natural hazards, improving resident organization and economic capacity, and mitigating regulatory constraints, Fairfax County aims to safeguard the affordability and accessibility of housing within MHCs. The proposed interventions that will be funded by this grant will help the County better align with their broader goal of promoting equitable access to housing and fostering resilient communities.

Thank you for your consideration in accordance with applicable agency regulation and federal law. Please do not hesitate to reach out to my office with any questions you may have.

Sincerely,

Gerald E. Connolly
Member of Congress
11th District of Virginia

Not Printed or Mailed at Government Expense.