

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

Strategic Plan for FY 2019



Adopted March 8, 2018



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

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Who's Who

Fairfax County Redevelopment and Housing Authority Commissioners (As of February 2018)

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C. Melissa Jonas (Dranesville District), Vice-Chairman
Matthew Bell (Mount Vernon District)
Christopher Craig (Braddock District)
Kenneth G. Feng (Springfield District)
Kevin Greenlief (Sully District)
Willard O. Jasper (At-Large)
Richard Kennedy (Hunter Mill District)
Albert J. McAloon (Lee District)
Rod Solomon (Providence District)
Sharisse Yerby (At-Large)

Department of Housing and Community Development

Thomas Fleetwood, Director
Amy Ginger, Deputy Director, Operations
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Seema Ajrawat, Director, Financial Management and
Information Systems and Services
Carol Erhard, Director, Homeownership/Relocation Services
Curtis Hall, Director, Information Systems and Services
Leonise LeDuc, Director, Property Management
Russell Lee, Director, Rental Services

Kris Miracle, Director of Administration
Aseem Nigam, Director, Real Estate Finance & Grants Management
Ahmed Rayyan, Director, Design, Development and Construction
Vincent Rogers, Director, FCRHA Policy, Reporting and Communications
James Speight, Director, Property Improvement and Maintenance
Nicole Wickliffe, Director, Asset Management

Table of Contents

Fairfax County Vision	5
FCRHA Mission Statement	6
FCRHA Values	7
FCRHA Goals	8
FCRHA Strategic Planning Principles	9
Housing Blueprint Goals; Housing Continuum Strategies	10
Affordable Housing Development, Preservation and Sustainability	11
Affordable Rental Housing, Property Management and Maintenance	19
Tenant Subsidies and Resident Services	23
Homeownership and Relocation Services	30
FCRHA/HCD Program Planning, Development and Management	33

Strategic Plan Key

Strategic Plan Key:

- 1: Affordable Housing Development, Preservation and Sustainability
- 2: Affordable Rental Housing, Property Management and Maintenance
- 3: Tenant Subsidies and Resident Services
- 4: Homeownership and Relocation Services
- 5: FCRHA/HCD Program Planning, Development and Management

Fairfax County Vision: Core Purpose and Elements

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



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



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



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



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



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



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



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

FCRHA Mission Statement

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

FCRHA Values

Adopted December 10, 2009 (*amended January 20, 2011*)

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

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

FCRHA Goals Statements: FY 2019

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

FCRHA Strategic Planning Principles

Adopted December 10, 2009

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

HOUSING BLUEPRINT GOALS

GOALS

GOAL: To end **homelessness** in ten years*

GOAL: To provide affordable housing options to **special needs** populations

GOAL: To meet the affordable housing needs of **low-income working families**

GOAL: To increase **workforce** housing through creative partnerships and public policy

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

HOUSING CONTINUUM

TIER ONE: Through the Gateway to Affordable Housing

BLUEPRINT GOALS ADDRESSED:
Homelessness; Special Needs

TIER TWO: Addressing Sustainable Housing

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

TIER THREE: Toward Self-Sufficiency

BLUEPRINT GOALS ADDRESSED:
Low-Income Working Families; Workforce

STRATEGY:

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

GOALS:

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

County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies

TRENDS




- From April 2004 through June 2017, a total of 3,000 affordable housing units were preserved in Fairfax County; this is three times the Board's original goal of preserving 1,000 units. (HCD)

- According to the Center for Housing Research at Virginia Tech, the total affordable housing gap in Fairfax County for low- and moderate-income renters (earning 80 percent of the area median income (AMI) and below) is approximately 31,630 units. Based on job growth and housing data prepared by the Center for Regional Analysis at George Mason University in a December 2013 report, it is estimated that there is a need for approximately 49,284 net new affordable units for households earning up to \$124,000 per year (approximately 112 percent of the AMI) by 2032. Taken together, this represents a need for nearly 81,000 units of affordable workforce housing in Fairfax County within the next 18 years. (HCD)
- As of June 30, 2017, approximately 6,778 Workforce Dwelling Units (WDUs) had been committed by developers through Board of Supervisors approved rezoning actions. A total of 834 rental WDUs had been constructed as of June 30, 2017. (HCD)
- During April, May, and June of 2017, the Fairfax County Economic Development Authority worked with 25 businesses, providing services and resources, resulting in the addition of 579 jobs in Fairfax County. Many of these businesses were in a technology-related industry, while one company was in the pharmaceutical sector. (Fairfax County Economic Development Authority press release, 8/10/17)
- Fairfax County is facing budget constraints due to the tepid recovery in the residential and commercial real estate markets and increasing spending requirements. In addition, the ripple effects of federal and state budget issues continue to impact county revenue, including sales tax receipts, the Business, Professional and Occupational License (BPOL) tax and hotel taxes. (Fairfax County Department of Management and Budget, February 2017)
- Of the 116.5 million square feet of office space available in Fairfax County at mid-year 2017, 83.8% was occupied, and of the industrial/flex space available of 38.6 million square feet, 92.0% was occupied. (Fairfax County Economic Development Authority, Business Vital Statistics, 2018)


Affordable Housing Development, Preservation, and Sustainability:

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

STRATEGY:

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
1.1	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE		Preservation of affordable units: Preservation of affordable housing both in rental complexes and in scattered sites consistent with the goals of the Housing Blueprint. Assist private partners in financing acquisition of units to serve a range of incomes, from extremely low-income (30 percent of Area Median Income (AMI) and below) through workforce. (Countywide) See also Lines 1.5 and 1.17.	Continued preservation of additional units as opportunities arise consistent with the Housing Blueprint. Anticipate preserving approximately 13 units/beds through a variety of funding sources. See also Lines 1.2, 1.3, and 1.4.
1.2	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE		Affordable Housing Partnership Program (AHPP) and Private Partner Affordable Housing Acquisition (“Blueprint Project”): Facilitate new housing production and preservation by non-profits and others. AHPP is the gateway to FCRHA funds for developers of affordable housing. Identify and pursue opportunities to maximize leveraging of county funds for affordable housing, with a focus on achieving Housing Blueprint goals. Consistent with the Housing Blueprint goals, provide financing to private partner(s) to acquire up to approximately 100 units using a variety of financing including Low-income Housing Tax Credits (LIHTCs), local funding and private financing. See also Lines 1.1, 1.3, 1.4, 1.6, and 3.4.	To the extent funding is available, the AHPP will continue to provide development funding for the preservation and development of affordable housing in FY 2019 through the Housing Blueprint. The Department of Housing and Community Development (HCD) will continue to leverage county funds, including potentially the issuance of bonds or other financing techniques. AHPP/Blueprint funding in the amount of \$7.4 million is being committed for the Arden project in Alexandria, VA (Mount Vernon District) for the provision of 125 affordable housing units. See also Line 1.1.
1.3	WORKFORCE		Workforce Housing: Facilitate the development and preservation of workforce housing that is affordable to families with a range of low and moderate incomes. The FCRHA will take an active advocacy and educational role in promoting workforce housing and will work jointly with the Planning Commission.	In FY 2019, the FCRHA will focus on supporting private-sector production of new housing to meet the needs of Fairfax County's growing workforce, in conjunction with the implementation of the Board's Workforce Housing policy. The Workforce Housing policy that will produce Workforce Dwelling Units (WDUs) also may play an important role in providing an affordable option for households exiting the FCRHA's Housing Continuum. It is anticipated that as many as approximately 300 WDUs will be delivered by developers in FY 2019. See Lines 1.1 and 1.2.


STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
1.4	HOMELESSNESS		Ten-year Plan to Prevent and End Homelessness: Consistent with the Ten-Year Plan and the Housing Blueprint, continue to identify opportunities to link affordable housing preservation activities with countywide homelessness plan..	In FY 2019 it is anticipated that the FCRHA will use federal resources to develop additional units specifically to serve formerly homeless households. See also Line 3.10.
1.5	HOMELESSNESS WORKING FAMILIES		Consolidated Community Funding Pool (CCFP): Use of CCFP funds for affordable housing preservation. See also Line 1.1.	In FY 2019, it is anticipated that a portion of CCFP funds will be used to develop approximately four (4) units/beds of affordable housing.
1.6	SPECIAL NEEDS WORKING FAMILIES WORKFORCE		FCRHA Tax Credit Properties – Long-Term Affordability: Identify strategies to ensure long-term affordability of FCRHA tax credit properties. See also Line 1.2.	In FY 2019 the FCRHA anticipates moving forward with Murraygate Village (200 units, Lee District), and will continue to evaluate Stonegate Village (240 units, Hunter Mill District). With the closing (see Line 1.11), expected to occur in July or August of 2018, Murraygate Village will get a new ownership entity, Murraygate Village Limited Partnership, under which a tax credit syndicator will be named the 99.99% limited partner.
1.7	SPECIAL NEEDS		Home Repair for the Elderly Program: Provides minor non-emergency home repairs for eligible low and moderate income elderly homeowners, as well as homeowners who are handicapped and disabled. Fairfax County will provide the labor and up to \$500 in materials to complete necessary repairs and maintenance.	Complete 180 cases serving 150 households. The average household income estimated to be served in FY 2019 is \$25,912, or approximately 34 percent of the Area Median Income (AMI) for a one-person household; this meets the HUD definition of “very low income”.

STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
1.8	SPECIAL NEEDS		Birmingham Green: Explore opportunities to support additional affordable housing development and services at the Birmingham Green campus in Prince William County, which is co-owned by Fairfax County.	HCD will support the efforts of Birmingham Green to actively explore options for additional development at the site, which may include additional affordable housing for persons with disabilities and the elderly.
1.9	WORKING FAMILIES		One University/Robinson Square: Redevelopment of FCRHA-owned properties to produce additional affordable rental units and income to the FCRHA through a long term ground lease.	This site is located at the intersection of Route 123 and University Drive. An unsolicited proposal was received to redevelop the FCRHA property. The proposal calls for replacing the existing affordable housing (Robinson Square in Braddock District) and the existing FCRHA facilities. The proposed development will include up to 240 units of affordable housing and 360 units (720 beds) of student housing. A request for competing proposals was posted on the County Department of Procurement and Material Management web site. Competing proposals were due in early January 2018. Robinson Square was converted under the Rental Assistance Demonstration.
1.10	WORKING FAMILIES WORKFORCE		Rental Housing Compliance: Monitoring of owner compliance with regulations governing rental units provided through the ADU and WDU rental programs, as well as tax credits and other special affordable housing financing.	Ongoing. It is anticipated that approximately 50 ADUs (tenure type to be determined) will be delivered by developers in FY 2019.
1.11	WORKING FAMILIES		Murraygate Village: Substantial renovation of existing 200-unit affordable rental community using LIHTCs. (Lee District).	In planning. Construction would start immediately following closing. Closing is anticipated in July or August of 2018. See also Line 1.6.
1.12	WORKING FAMILIES		Stonegate Village: Substantial renovation of existing 240-unit affordable rental community using LIHTCs. (Hunter Mill District)	In planning. Project is in conceptual stages.

STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
1.13	WORKING FAMILIES		Crescent Apartments: Ensure continued effective maintenance and management of the property while exploring potential opportunities for redevelopment of the site. (Hunter Mill District)	Real estate consultant retained to perform comprehensive technical and financial feasibility analysis for the redevelopment of the 16.5 acre site on Lake Anne in Reston.
1.14	WORKING FAMILIES WORKFORCE		The Residences at North Hill Park: Development of 35 FCRHA-owned acres known as "North Hill". A private developer was selected under the Virginia Public-Private Educational Facilities Infrastructure Act (PPEA) to develop the property. (Mount Vernon District)	The FCRHA entered into an Interim Agreement with CHPPEN. The property was rezoned to allow up to 175 for-sale market rate townhomes, 219 multifamily affordable and workforce units, and 60 affordable independent senior housing units, and a 12-acre public park. The sale proceeds from the townhouse land buy will be used to fund the infrastructure needed for the multifamily and the affordable independent senior development. CHPPEN was awarded 9 percent competitive LIHTCs in June 2017. A Comprehensive Agreement is anticipated to be entered into with CHPPENN in the near future.
1.15	WORKFORCE		The Residences at Government Center: The Residences at the Government Center (Braddock District) is an innovative, high quality, mixed income, 270-unit apartment complex located on an eight-acre site on the Government Center Campus. The Residences was developed through the PPEA process by Jefferson Apartment Group under a long term ground lease requiring no money from the county.	The project has been completed and fully leased up.

STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	BLUEPRINT GOALS	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2019
1.16	SPECIAL NEEDS		Lewinsville Expansion (Dranesville District): Redevelopment of the Lewinsville senior housing and services facility in McLean.	The planned project includes the demolition of the current facility and construction of two buildings, which will provide: 1) 82 units of “Independent Living” housing for the elderly; 2) space for the Health Department’s Adult Day care facility; 3) two child day care centers; and 4) expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services. The project is being developed by Wesley/Hamel through a solicited Public Private Educational Facilities Infrastructure Act (PPEA) that was issued by the county. It will consist of two separate and independent facilities: an affordable senior housing building that will be constructed and operated at no cost to the county using LIHTCs under a long term ground lease, and a community support building whose construction costs and operation will be paid for by the county. Wesley Hamel received award of LIHTCs for the residential portion of the development in June 2015. The residences are planned for completion in September 2018, and the senior center building is planned for completion in December 2018.
1.17	HOMELESSNESS WORKING FAMILIES		Community Housing Development Organization (CHDO) Set-Aside: A portion of Fairfax County's HOME funds are set aside to assist CHDOs in developing/acquiring/preserving affordable housing. See also Line 1.1.	In FY 2019, the FCRHA will continue to provide technical assistance and funding to support the CHDOs and other non-profits via this set-aside program.
1.18	SPECIAL NEEDS WORKING FAMILIES WORKFORCE		West Ox Road: Development of affordable housing on county-owned land. (Sully District)	Project is in the planning phase. The use could be similar to Mondloch Place. One potential concept is to provide up to 30 units of permanent supportive housing for formerly homeless individuals, including homeless veterans. Pending funding availability.

STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
1.19	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		County-owned Land and Facilities for Affordable Housing: Encourage public/private partnerships to develop workforce/affordable housing on surplus or underutilized county-owned land and facilities, particularly for special needs populations.	Ongoing. HCD will work to develop opportunities for the creation of additional affordable housing on county-owned land such as what was accomplished with the development of the Residences at the Government Center. See Line 1.15.
1.20	HOMELESSNESS WORKING FAMILIES		Proffers from Private Developers: HCD will assist the Department of Planning and Zoning in facilitating affordable/workforce housing-related contributions from private developers via the rezoning process.	Ongoing.
1.21	HOMELESSNESS WORKFORCE		Residential Studio Units/Affordable Efficiencies: Identify opportunities to encourage increased development of affordable efficiency apartments, particularly as part of revitalization efforts.	Ongoing.
1.22	SPECIAL NEEDS		Partnerships with Private Developers: Seek private sector partnerships with organizations such as HomeAid to achieve cost savings in projects serving homeless populations. Identify opportunities for housing development by the faith community.	Ongoing.
1.23			Construction Management: Continue utilization of the Department of Public Works and Environmental Services (DPWES) construction management resources, particularly for county-funded projects. Overall project management will continue to be the responsibility of HCD.	It is anticipated that HCD will continue its use of DPWES construction services in FY 2019 for county-funded projects. The FCRHA has the option to use DPWES for its capital construction projects.
1.24	WORKFORCE		Workforce Housing: Work with the Department of Planning and Zoning to facilitate delivery of affordable and workforce housing units in Tysons, Reston, Merrifield and other areas of the county as development proposals are submitted, per Comprehensive Plan and negotiated proffers.	Ongoing.

STRATEGY: Affordable Housing Development, Preservation, and Sustainability

SP Line	BLUEPRINT GOALS	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2019
1.25	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE		Creative re-use of empty office space for housing: Recognizing the challenges that exist in Fairfax County’s office market, the FCRHA will explore ways to support demonstration projects, potentially using bond funding, which convert empty office buildings into a range of affordable/workforce housing.	Ongoing. A report from the Fairfax County Building Repositioning Workgroup regarding repositioning and repurposing office space in Fairfax County was released in December 2016. HCD staff will be partnering with representatives from the workgroup that developed the report, as appropriate, to facilitate these types of housing opportunities.

STRATEGY:

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

GOALS:

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

County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces






Maintaining Healthy Economies

TRENDS

- The Fairfax County Redevelopment and Housing Authority (FCRHA), via its designation as a Moving to Work agency by the U.S. Department of Housing and Urban Development (HUD), is implementing a new approach to the delivery of affordable housing in Fairfax County: the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative. THRIVE is designed to link residents to services and programs offered by other County agencies and non-profit partners, with the goal of helping them become more self-sufficient. These programs are intended to help residents better manage their money, train for a new job, pursue college or other training, become a better parent, learn English, improve their health, and perhaps even purchase a home. (HCD)


- No new federal Public Housing units have been added since 1997 nor are any anticipated in the future. In FY 2018, the FCRHA completed the Rental Assistance Demonstration (RAD) program to convert traditionally supported Public Housing units to a project-based voucher subsidy model under the HUD RAD program. In FY 2017, 299 residential housing units were converted and an additional 761 residential units were converted in FY 2018. Therefore, at the end of FY 2018, all 1,060 residential units were fully converted under RAD. (HCD)
- Poverty remains a daunting challenge at time when housing remains “out of reach” for many: In Fairfax County, the National Low Income Housing Coalition *Out of Reach 2017* report found that the annual salary needed to afford a two-bedroom apartment at the HUD Fair Market Rent (FMR) of \$1,746 was \$69,840 – over 60 percent of the Area Median Income for a family of four. According to the report, a minimum wage earner would have to work nearly five full-time jobs to afford a two-bedroom unit at the FMR in Fairfax County.
- The FCRHA currently owns and operates 482 units of rental housing for active seniors, and 112 beds of assisted living. The need for affordable senior housing continues to grow, along with the senior population in Fairfax County; the number of seniors aged 65 and up is expected to increase from 135,976 in 2015 to 192,314 in 2030 – an increase of 41 percent. Based on the forums conducted as part of the 50+ planning process, seniors reported that they want affordable, walkable housing that is connected to the larger community. They also want to be able to remain in their own homes, and to understand how their homes can “evolve” to meet their needs as they age. They also want to see universal and accessible design incorporated into the new communities being built in the county, to increase the amount of housing that is appropriate for future generations of seniors. (HCD)
- The FCRHA and HCD operate four principal affordable housing programs: the federal Rental Assistance Demonstration Fairfax County Rental Program (RAD FCRP) (previously Public Housing) and HCV programs, the Fairfax County Rental Program (FCRP), and Bridging Affordability. The average household income served in these programs in FY 2017 was \$22,594 or approximately 23 percent of the AMI for a family of three; this meets the federal definition of “extremely low income”. (HCD)

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

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
2.1	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		Rental Assistance Demonstration Fairfax County Rental Program (RAD FCRP) (formerly Public Housing Program): The FCRHA operates 1,060 federal RAD FCRP units, which are managed and maintained by HCD. The units were built or acquired using federal Public Housing funds, and are located throughout the county. FCRHA policy is to serve mainly households earning 30% AMI and below. HUD Capital Fund Program supports RAD FCRP modernization. See also Lines 2.3 and 3.1.	The following are the anticipated FY 2019 performance metrics for the RAD FCRP: <u>Occupancy rate:</u> 95% <u>Average income served as percentage of AMI:</u> 30% and below In FY 2018, the entire Public Housing portfolio will had converted to Section 8 subsidies under the HUD RAD program. The RAD FCRP will be linked to the FCRHA's other housing programs as part of the Moving to Work Housing Continuum. See also Line 2.3.
2.2	WORKING FAMILIES		Fairfax County Rental Program (FCRP) - Multifamily: The FCRP includes rental property owned by the FCRHA and developed with funds other than Public Housing or Housing Choice Voucher funds. FCRP generally serves working households with incomes which are slightly higher than those households living in Public Housing and/or participating in the Housing Choice Voucher program. Housing managed under the FCRP includes 1,977 units of multifamily housing, as well as 154 units of specialized housing and 482 units of senior independent housing. The FCRP serves a range of households with incomes from the low teens up to 80% of AMI, depending on the program component and the property.	The following are the anticipated FY 2019 performance metrics for the FCRP-Multifamily properties: <u>Occupancy rate:</u> 95% <u>Average income served as percentage of AMI:</u> 40% and below It is anticipated that approximately 350 very low income households (earning 50% AMI and below) on the FCRHA's waiting lists will lease-up in FCRP multifamily properties. In addition, the FCRP will be linked to the FCRHA's other housing programs as part of the Moving to Work Housing Continuum.
2.3	HOMELESSNESS WORKING FAMILIES		Rental Assistance Demonstration (RAD) Program: The RAD program allowed the FCRHA to convert all of its 1,060 Public Housing units to federal Section 8 subsidies, providing significant benefits for both the residents and the housing authority. See also Lines 2.1 and 3.1.	All 1,060 Public Housing units were converted to federal Section 8 subsidies under RAD during FY 2017 and FY 2018. During FY 2019, all units converted under RAD will operate under the Project Based Voucher (PBV) platform. It is also anticipated that all applicable Moving to Work activities that have not been currently applied to RAD units will be implemented during FY 2019 and will be consistent with the Project Based Voucher program.

STRATEGY:

Affordable Rental Housing, Property Management and Maintenance

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
2.4			Appropriate Housing Initiative: Pro-actively ensure that RAD PBV residents are living in the most appropriate sized unit, with the goal of maximizing unit utilization and moving larger families off the waiting list. Consider acquisition of additional units varying in bedroom size, with possible emphasis on one-bedroom units, accessible units, and units in elevator buildings.	In FY 2019, staff will evaluate the appropriateness of units for existing residents of RAD units on an ongoing basis and will follow PBV guidelines in placing residents in appropriate sized units. A special emphasis will continue to be placed on residents with medical needs.
2.5			RAD FCRP and FCRP/On-site Management Facilities: As a part of the ongoing implementation of HUD-mandated project-based budgeting, the FCRHA is implementing project-based management. This includes evolution to on-site management facilities at the FCRHA's RAD FCRP properties and the deployment of property managers. It is anticipated that this will be expanded to FCRP properties in future years.	In FY 2019, on-site management offices will continue to be staffed 40 hours per week at Kingsley Park (Providence District), West Glade (Hunter Mill District), Greenwood (Mason District), West Ford (Mount Vernon District), and Old Mill (Mount Vernon District) RAD FCRP properties. The hours of operation will vary based on the individual community needs.
2.6			Asset Management Division: Focus on financial performance, overall condition, capital improvements and accountability, using a private-sector model.	Ongoing.
2.7	SPECIAL NEEDS WORKING FAMILIES		Rehabilitation of FCRHA Properties. Rehabilitate FCRHA FCRP residential properties and group homes to maintain their safety and quality.	Through fiscally responsible processes, perform rehabilitation of FCRHA-owned properties to ensure safe, decent and high quality affordable housing, as identified.
2.8	SPECIAL NEEDS WORKING FAMILIES		Set Aside Capital Reserves/RAD FCRP Rehabilitation and Modernization: Rehab/modernize/maintain FCRHA RAD FCRP properties to maintain safety and quality of life and enhance asset sustainability and energy efficiency.	Rehabilitation to be performed using the set aside capital reserves at properties (to be identified) to ensure the high quality of RAD FCRP properties.

STRATEGY:

Affordable Rental Housing, Property Management and Maintenance

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
2.9	WORKING FAMILIES		Crescent Apartments	See Line 1.13.
2.10	SPECIAL NEEDS		Section 504/Accessibility modifications for FCRHA properties: Continued emphasis by Fairfax County on serving its physically disabled population, with a goal of improving accessibility in properties constructed before the current accessibility standards. Continuing implementation of Section 504 Plan for accessibility in RAD FCRP.	Staff will continue to fulfill reasonable accommodation requests and make accessibility modifications to FCRHA properties consistent with Title II of the 2010 Americans with Disabilities Act (ADA).
2.11	SPECIAL NEEDS		Accessibility/Universal Design: Incorporation of universal design in new construction and rehabilitation projects. Increase the number of affordable accessible units.	HCD will continue work to incorporate universal design in all new projects and in rehabilitation projects to the greatest extent possible.
2.12	SPECIAL NEEDS		Senior Properties under FCRHA management: Ongoing management of senior properties not under third-party management: Little River Glen, Olley Glen, and Saintsbury Plaza.	Ongoing.

STRATEGY:

- **Tenant Subsidies and Resident Services**

GOALS:

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

County-wide Vision Elements that Apply



Maintaining Healthy Economies



Connecting People & Places



Creating a Culture of Engagement






Corporate Stewardship




TRENDS

- In spite of the slow pace of the economic recovery, Fairfax County remains one of the highest cost areas for housing in the nation. Over the last decade, Fairfax County has experienced unprecedented increases in the cost of for-sale housing and a significant loss of affordable rental housing. The more recent decrease in housing prices may have relieved some of the pressure in the sales market; however, tighter credit standards, a continued reasonably healthy job market and above average housing prices compared to the rest of the country continue to make Fairfax County a profoundly challenging housing market for low- and moderate-income working households. This is particularly true for new entrants into the housing market who are coming to pursue new jobs in Fairfax County. (HCD)
- As of June 30, 2017, a total of 502 households had leased up under the Bridging Affordability Program since 2011, and 85 percent of the households have exited the program and moved on to permanent housing. The average income served in the program is \$18,379, or approximately 17 percent of the Area Median Income (AMI) for a family of four. The Bridging Affordability Program is funded, subject to annual allocation, with program income from the County-owned Wedgewood Apartments property. (HCD)
- It is estimated that more than one-third of the households served in the county's housing programs include a person with a disability. (HCD)
- There were an estimated 66,681 persons living below the poverty level in 2016 – a decrease of approximately 3,000 from 2015 and a decrease of approximately 7,500 from 2014. (Census Bureau data)
- According to the 2016 US Census Bureau American Community Survey, there were an estimated 70,339 households in Fairfax County earning less than \$50,000 per year, or about 43 percent of the area median income of \$115,717. (Census Bureau data)
- The FCRHA owns and/or operates 3,037 units of multifamily housing and 818 units/beds of specialized housing, including active senior units, mobile home pads, residential studios, and assisted living, group home and homeless shelter beds.
- In December 2013, the FCRHA received its signed Moving to Work agency agreement from the U.S. Department of Housing and Urban Development. The agreement made official the FCRHA's prestigious status as an MTW agency, and enables the FCRHA to: create a housing continuum that seamlessly joins together the county's housing programs – including Rental Assistance Demonstration Fairfax County Rental Program (RAD FCRP) and Housing Choice Vouchers - and establishes goals to help residents move toward self-sufficiency; expand its already strong community partnerships with non-profit organizations to provide self-sufficiency services ranging from "ready-to-rent" training, to job readiness, through homebuyer education and beyond; and reduce the burden both on staff and residents related to such things as re-certifications and inspections, which will allow staff to focus more on people – not paperwork. (HCD)



STRATEGY: Tenant Subsidies and Resident Services

SP Line	BLUEPRINT GOALS	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2019
3.1	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		Housing Choice Voucher Program: Participants receive financial assistance to rent privately-owned housing units. HCD administers this federally-funded rental subsidy program for Fairfax County, and for the Cities of Falls Church and Fairfax, and the Towns of Herndon, Vienna and Clifton. Federal funds pay the difference between the fair market rent and the amount the tenant can pay. A total of 3,874 vouchers are authorized by HUD. See also Lines 2.1, 3.2, and 3.12.	The following are the anticipated FY 2019 performance metrics for the Housing Choice Voucher program: <u>Voucher funding utilization rate:</u> 98% <u>Average income served as percentage of AMI:</u> 30% and below In FY 2019, the FCRHA will continue to use the waiting list preference for families referred from the Fairfax County Office to Prevent and End Homelessness (OPEH) and the county's Bridging Affordability Program. The FCRHA will also continuously monitor the needs of Housing Blueprint targeted populations to determine if a Project Based Voucher competition in FY 2019 would be beneficial. The FCRHA will also be assessing the effectiveness of utilizing a lottery system for the HCV waiting list when the federal budget and agency-initiated program changes enable the re-opening of the list.
3.2	HOMELESSNESS		Veterans Affairs Supportive Housing (VASH) Program: The FCRHA has been awarded VASH housing vouchers for homeless veterans by the U.S. Department of Veterans Affairs (VA). The FCRHA will conduct income certifications; case management is provided by Veterans Affairs.	Ongoing. HCD will continue to work with Veterans Affairs in processing VA referrals to ensure that the FCRHA is at full utilization. The FCRHA currently has 95 tenant based VASH vouchers allocated to Fairfax County and three (3) project based.
3.3	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		HCD PROGRESS Center: The PROGRESS Center plays a significant role in promoting economic growth and self-sufficiency among FCRHA program participants. The PROGRESS Center facilitates self-sufficiency partnerships with a variety of organizations such as SkillSource and YouthBuild. Particular emphasis is placed on facilitating employment and training opportunities to FCRHA residents under Section 3 requirements. See also Line 3.5.	The PROGRESS Center will assist FCRHA contractors in meeting their obligations under Section 3 to provide employment opportunities to FCRHA residents, and will administer all required reporting to HUD. The PROGRESS Center will also play an important role in the establishment of the Housing Continuum through its work in facilitating self-sufficiency services for residents. See also Line 3.5.



STRATEGY: Tenant Subsidies and Resident Services

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
3.4	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE		<p>Moving to Work/Continuing Implementation of THRIVE: The FCRHA has received designation as a Moving to Work agency, which will facilitate the full implementation of the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative. The MTW designation will allow the FCRHA to:</p> <ul style="list-style-type: none"> • Create a housing continuum that seamlessly joins together the county’s housing programs – including RAD FCRP and Housing Choice Vouchers - and establishes goals to help residents move toward self-sufficiency. • Expand its already strong community partnerships with non-profit organizations to provide self-sufficiency services ranging from “ready-to-rent” training, to job readiness, through homebuyer education and beyond. • Reduce the burden both on staff and residents related to such things as re-certifications and inspections, which will allow staff to focus more on people – not paperwork. 	<p>In FY 2019, the FCRHA will continue its work to implement a variety of aspects of the THRIVE initiative, as called for in its Moving to Work plan. Among the steps to be taken are implementing several changes to how rent is calculated for participants and continued implementation of changes to the Family Self-Sufficiency Program. Further, HCD will partner with George Mason University to conduct a health assessment of housing participants, and several mitigation strategies will be implemented to help residents address changes to their rent, including housing location, employment services and case management. See also Lines 1.1, 1.3, 2.1, 2.2, 3.1, 3.6, and 3.11.</p>
3.5	WORKING FAMILIES		<p>Family Self-Sufficiency Program: Incorporated as part of PROGRESS Center. See also Line 3.3.</p>	<p>Ongoing in FY 2019 under the management of the PROGRESS Center. Capacity to serve 125 participants from RAD Project-based Voucher and Housing Choice Voucher Program. Will promote linkage to homeownership.</p>
3.6	HOMELESSNESS SPECIAL NEEDS		<p>Bridging Affordability Program: HCD will continue to administer the Bridging Affordability program. Bridging Affordability funds are provided to non-profits via a competitive process to provide rental subsidies and acquire units to serve homeless individuals and families, and households on the county’s waiting lists for affordable housing.</p>	<p>Ongoing. It is anticipated that the Bridging Affordability program will continue to serve homeless individuals and families and the county’s special needs populations, including victims of domestic violence. A total of approximately 82 new households are expected to be served based on the funding remaining under the current contract. See Lines 1.1, 1.4, 2.1, and 3.1.</p>



STRATEGY: Tenant Subsidies and Resident Services

SP Line	BLUEPRINT GOALS	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2019
3.7	HOMELESSNESS SPECIAL NEEDS		Tenant Based Rental Assistance Program: Use federal HOME-funded vouchers to serve homeless populations and persons with special needs.	<i>Non-Elderly Disabled:</i> It is anticipated that approximately 3 non-elderly disabled households will be served with TBRA voucher turnover.
3.8	HOMELESSNESS SPECIAL NEEDS		Emergency Solutions Grants: Partial support of prevention and rapid re-housing activities for homeless individuals and families.	Emergency Solutions Grants (ESG) will continue to support homelessness prevention and rapid re-housing activities in FY 2019 and the general management, oversight and coordination of ESG-funded programs. ESG is administered by the Fairfax County Office to Prevent and End Homelessness.
3.9	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		Serving Households with Disabilities: A portion of annual admissions to the Housing Choice Voucher program and RAD FCRP come from a special preference admissions pool that are referred through the CSB or non-profit organizations.	Ongoing. Staff will continue to work with CSB and other partners to coordinate delivery of services to persons with disabilities. Critical link to homelessness goal in Housing Blueprint. In addition to the preferences in the FCRHA's federal programs, it is anticipated that approximately 24 new households with disabilities will be served with Bridging Affordability. In addition, as part of Moving to Work, the Bridging Affordability program serves as a gateway into the FCRHA Housing Continuum and will continue to operate in FY 2019. The FCRHA will continue to explore opportunities to convert additional RAD FCRP and FCRP units to accessibility. See also Lines 1.4, 2.1, and 3.1.

STRATEGY: Tenant Subsidies and Resident Services

SP Line	BLUEPRINT GOALS	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2019
3.10	HOMELESSNESS		Ten-Year Plan to Prevent and End Homelessness: Identify opportunities to provide specialized rental housing consistent with homelessness plan.	<p>In FY 2019 it is anticipated that the FCRHA will use existing resources to achieve the following:</p> <p>Tenant Based Rental Assistance turnover (federal): 3</p> <p>Housing Choice Voucher turnover – Homeless Preference (federal): 36 (contingent on the FCRHA’s ability to re-open the HCV waiting list by FY 2019)</p> <p>Bridging Affordability program: 82 new households</p> <p>Continuum of Care – turnover (federal): 54 households</p> <p>The Bridging Affordability program will continue to focus on homelessness and people with disabilities in FY 2019. See also Lines 1.1, 3.1, and 3.6.</p>
3.11	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		HCD PROGRESS Center: The PROGRESS Center will focus on intervention to address crises, collaboration with sister human service agencies to coordinate services and provide residents facing eviction with “second chance” opportunities to resolve their issues. The PROGRESS Center will also have a significant role in promoting economic growth and self-sufficiency among FCRHA program participants. It is anticipated that the PROGRESS Center will expand its focus to assist with implementing mitigation strategies to help Housing Choice Voucher Participants address changes in their rent.	<p>In FY 2019, the HCD PROGRESS Center will continue to address the needs of FCRHA program participants in crisis, and coordinate services with other county agencies such as the Department of Family Services/Adult Protective Services and the Community Services Board. In addition, the PROGRESS Center will assist persons with physical/sensory disabilities who face particular difficulties in finding or keeping affordable housing. In FY 2019, it is anticipated that the PROGRESS Center will achieve the following performance metrics:</p> <ul style="list-style-type: none"> • Section 3: Approximately 10 qualified individuals will be hired by HUD-funded contractors; • Family Self-Sufficiency Program: Approximately 19 participating households will be eligible for graduation; • Crisis Intervention/Service Coordination: 40 cases will be addressed. <p>The PROGRESS Center will also play a critical role in the ongoing implementation of the FCRHA THRIVE Initiative and Moving to Work program. See also Lines 3.3 and 3.4.</p>

STRATEGY: Tenant Subsidies and Resident Services

SP Line	BLUEPRINT GOALS	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2019
3.12	HOMELESSNESS		Family Unification Efforts: Utilize special Family Unification Program (FUP) vouchers for families that, due to inadequate housing, would 1) have the family's children placed in out-of-home care; or 2) have the discharge of children from out-of-home care delayed. See also Line 3.1.	Ongoing. Continue to keep the lines of communication open with the FCRHA's partners at the Fairfax County Department of Family Services (DFS) to ensure that families are issued FUP vouchers to allow these families to find adequate housing in order to keep families from being separated or to bring families together.
3.13	SPECIAL NEEDS		"Money Follows the Person" Vouchers: Apply for vouchers for non-elderly disabled persons, including persons at-risk of institutionalization due to their housing situation or those in institutions wishing to live in their community.	In the event HUD conducts a new competition for this type of voucher in FY 2019, the FCRHA will plan to apply in partnership with DFS, CSB and the ENDependence Center of Northern Virginia.
3.14	HOMELESSNESS SPECIAL NEEDS		Admissions Policies and Housing Options: Explore increased flexibility in FCRHA admissions policies concerning serving persons with special needs.	In FY 2019, FCRHA staff will continue to explore options for greater flexibility in admissions policies. Staff will continue to work with partners on housing options with wrap-around services for special needs populations. Staff will continue to utilize a waiting list preference that was afforded to homeless families referred from the OPEH and certain families exiting the Bridging Affordability program, a locally funded non-traditional rental assistance program. This preference provides for placement of these families on the Housing Choice Voucher and RAD/PBV waiting lists with a priority as part of the Moving to Work Housing Continuum. In addition, it is anticipated that the FCRHA will be in its third year of administering the State Rental Assistance Program (SRAP). SRAP is a state funded rental assistance program designed specifically for persons with intellectual and developmental disabilities and will operate in a similar fashion as the Housing Choice Voucher program. Families will be referred from the Department of Behavioral Health and Developmental Services. See also Line 3.15.

STRATEGY: Tenant Subsidies and Resident Services

SP Line	BLUEPRINT GOALS	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2019
3.15	SPECIAL NEEDS		<p>Statewide Rental Assistance Program (SRAP): Participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units. The Virginia Department of Behavioral Health and Developmental Services in partnership with the FCRHA and HCD administer this state-funded rental subsidy program for Fairfax County, and for the City of Fairfax, and the Towns of Herndon, Vienna and Clifton. SRAP is administered in coordination with disability support services provided through Virginia’s Medicaid Waiver programs.</p>	<p>The SRAP program was funded by the State of Virginia for FY 2017 and FY 2018. While it is anticipated that the program will continue in FY 2019, any new goals or anticipated outcomes will be established upon the funding renewal.</p>

STRATEGY:

- **Homeownership and Relocation Services**

GOALS:

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

County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies



Creating a Culture of Engagement





TRENDS

- In November 2017, the average sales price of all homes sold during the month was \$568,027, a 9.6 percent increase from the November 2016 average sales price of \$518,452.
- The average sales price for detached homes sold in November 2017 was \$756,498, a 10.1 percent increase from the November 2016 average sales price of \$686,843.
- The average sales price for attached homes in November 2017 was \$372,664, a 3.0 percent increase over the November 2016 average sales price of \$ 361,894. (*Fairfax County Economic Indicators, December 2017*)

- According to the Virginia Center for Housing Research at Virginia Tech, the total affordable housing gap in Fairfax County for low- and moderate-income renters (earning 80 percent of the area median income (AMI) and below) is approximately 31,630 units. For low- and moderate income owners, the gap is approximately 27,900 units. (*Fairfax County Proposed Five-Year Consolidated Plan, 2016 – 2020*)
- In November 2017, 1,114 homes were sold in Fairfax County, an increase of 4.0 percent over the 1,071 homes sold in November 2016. (*Fairfax County Economic Indicators, December 2017*)
- On average, homes that sold in Fairfax County in November 2017 were on the market for 54 days. This is 3 days fewer than the 57 day average in November 2016. (*Fairfax County Economic Indicators, December 2017*)
- The First-Time Homebuyers Program facilitated purchases by 10 homebuyers in FY 2017, including one Housing Choice Voucher homeowner. (HCD)
- The homeownership rate in Fairfax County is 67.4%. (US Census Bureau, 2016 American Community Survey 1-Year Estimates)

STRATEGY:

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

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
4.1	WORKING FAMILIES WORKFORCE		First-Time Homebuyers Program: Provides access to financing and homeownership training for Fairfax County first-time homebuyers. Administers for-sale ADUs.	In FY 2019 it is anticipated that the Fairfax County First-Time Homebuyers Program will facilitate home purchases by 15 first-time homebuyers. The First-Time Homebuyers Program will affirmatively market to households coming out of the Housing Continuum. See Lines 3.4 and 4.2.
4.2			Homeownership Division: Focus on Compliance: Develop and implement procedures for the expiration of some restrictions on ADU units and convey to owners procedures regarding first resale during the extended control period. Monitor refinancing of ADU units by owners. Compliance monitoring is undertaken to ensure the FCRHA receives the required equity share contribution to the Housing Trust Fund (HTF).	Continuing through 2021 staff will facilitate ADU owners whose 15-year covenants with certain restrictions regarding occupancy requirements and price controls at resale expire. Staff will assist owners during the extended control period with the first sale offering of the unit in accordance with 2-812(5) of the ADU Zoning Ordinance. The equity share contribution to HTF is estimated as \$750,000 for FY 2019.
4.3	WORKING FAMILIES WORKFORCE		Housing Choice Voucher Homeownership Program: Provides up to 25 Housing Choice Vouchers (HCV) to move HCV participants to homeownership.	Continue to market to and serve HCV participants and move them toward homeownership and greater self-sufficiency focusing on families currently in the Family Self-Sufficiency Program.
4.4	WORKFORCE		Workforce Housing: Implementation of the county's workforce housing policy in coordination with the Department of Planning and Zoning.	See Line 1.3. The first WDU for-sale units are anticipated to come in the Spring of 2018.
4.5	WORKING FAMILIES WORKFORCE		Moderate Income Direct Sales (MIDS) Program: Administration of purchases and re-sales of MIDS units to first-time homebuyers and qualified non-profits. Ongoing program compliance.	Ongoing; certain MIDS units may be made available for sale to qualified non-profit organizations.
4.6			Language access for homeownership clients	In FY 2019, program brochures will continue to be provided to homeownership clients in a variety of languages and certain classes will be conducted with interpreters. In addition, staff will work to develop new partnerships to provide orientation and application sessions in additional languages.

STRATEGY: Homeownership and Relocation Services

SP Line	BLUEPRINT GOALS	<i>MTW Related</i>	Description of Current Projects	Anticipated Outcomes in FY 2019
4.7			Relocation Program: Technical assistance for the development community and citizens on tenant relocation issues.	In FY 2019, staff will continue to provide technical assistance for programs using federal funds under the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (URA) and Section 104(d) of the Housing and Community Development Act of 1974; Fairfax County Voluntary Relocation Guidelines; and the Code of Fairfax County and the Code of Virginia as they pertain to Condominium conversion projects. It is anticipated that FY 2019 will be a very active time for relocation services, as the relocation of tenants at Murraygate Village may begin during the fiscal year and last into FY 2021, and rehabilitation of RAD FCRP units may also occur. See also Line 1.2, 1.6, 2.1 and 2.3.
4.8			Compliance Monitoring and Counseling: Aggressive monitoring of ADU purchasers to ensure continued compliance with covenants, particularly with respect to refinancing.	See Line 4.2. The number of refinance requests to be monitored for compliance with program restrictions is estimated as 50 for FY 2019.





STRATEGY:

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

GOALS:

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



County-wide Vision Elements that Apply

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

TRENDS

- The Fairfax County Economic Advisory Commission conducted a series of stakeholder outreach events in 2014, to solicit input on the development of the Strategic Plan to Facilitate the Economic Success of Fairfax County. As reflected in the plan, stakeholders consistently identified affordable housing as a high priority for economic success. The plan states that Fairfax County should “[h]ave available and affordable housing.” The plan goes on to state that “[t]he County will encourage all who want to live in Fairfax to be able to do so, and will encourage public and private actions that support the County’s workforce housing policies and the provision of a full spectrum of housing opportunities, most notable those in mixed-use areas that are accessible to multiple modes of transport.” (HCD)
- The October 2017 unemployment rate in Fairfax County was 2.9 percent. (Fairfax County Department of Management and Budget)
- “The Washington DC metropolitan area is expected to add 857,334 net new jobs between 2012 and 2032...The region’s new housing must be priced so that it is affordable to these new workers. Based on the housing need forecasts, 44.1 percent of rental units will need to have rents of less than \$1,250 a month, while only 2.4 percent of the rental demand will be for units priced at \$2,250 a month or more.” (Housing the Region’s Future Workforce 2012-2032; George Mason University Center for Regional Analysis; December, 2013)
- Community non-profit providers funded by the Fairfax County Consolidated Community Funding Pool reported that 1,612 families and individuals maintained their housing and 3,863 utility cutoffs were prevented in Fiscal Year 2016. (Fairfax County Consolidated Community Funding Pool Program Service Highlights Fiscal Year 2016, Fairfax County Department of Administration for Human Services Contracts and Procurement Management Division, February 2017)
- Community non-profit providers funded by the Fairfax County Consolidated Community Funding Pool reported that 1,155 individuals were provided with housing, transportation, and other assistance whose histories and/or conditions required sustained supports. (Fairfax County Consolidated Community Funding Pool Program Service Highlights Fiscal Year 2016, Fairfax County Department of Administration for Human Services Contracts and Procurement Management Division, February 2017)
- The Residences at the Government Center, an innovative, high quality, mixed income, 270-unit apartment complex located on the Government Center Campus, was developed through the public/private partnership (PPEA) process by Jefferson Apartment Group under a long term ground lease requiring no money from the county. The project has received several awards, including Best Housing Project in Virginia at the Virginia Governor’s Housing Conference; the National Association for County Community and Economic Development (NACCED) 2017 Award of Excellence for Innovation; and the Outstanding Project Innovation Award by the National Council for Public-Private Partnerships (NCPPP). (HCD)

STRATEGY: FCRHA/HCD Program Planning, Development and Management

SP Line	BLUEPRINT GOALS	MTW Related	Description of Current Projects	Anticipated Outcomes in FY 2019
5.1	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE		Communitywide Housing Strategic Plan: HCD and the FCRHA will lead the development and implementation of a communitywide strategic plan for housing, similar to the effort which resulted in the recently-adopted <i>Strategic Plan for the Economic Success of Fairfax County</i> .	In FY 2018, it was determined that the Communitywide Housing Strategic Plan would be bifurcated into two phases. Phase 1 will include recommendations for short-term strategies that tend to be changes to existing policies, piloting promising programs, etc. Phase 2 will be a long-term Implementation and Resource Plan. It is anticipated that Phase 1 of the Strategic Plan will be completed in FY 2019.
5.2	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES WORKFORCE		Moving to Work/THRIVE/RAD: Continued leadership of critical reinvention of the FCRHA programs under Moving to Work and the HUD Rental Assistance Demonstration.	Ongoing.
5.3			Grants Compliance; CDBG and HOME Strategies: Continuing evaluation of use of federal CDBG and HOME funds to maximize effectiveness of investments in programs and activities. Monitoring of activities and outcomes of FCRHA grantees, including funds granted via the Consolidated Community Funding Pool process.	Ongoing. Staff will continue providing technical assistance and monitoring CDBG and HOME activities for program compliance and outcomes.
5.4	HOMELESSNESS SPECIAL NEEDS WORKING FAMILIES		Consolidated Community Funding Pool: Management of CCFP and staffing the Consolidated Community Funding Advisory Committee.	Ongoing.

STRATEGY:

FCRHA/HCD Program Planning, Development and Management

County-wide Vision Elements that Apply

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

SP Line	Description of Current Projects	
5.5	Multi-lingual access: Improve language access across agency programs via phone, internet and kiosk.	
5.6	Public Participation: FCRHA will ensure a coherent public participation process that promotes public ownership of its policies and practices.	
5.7	Supervisor Town Meetings: FCRHA Commissioner attendance at Supervisor Town Meetings. HCD attendance upon request.	
5.8	Newsletters: Continue to produce and distribute informational newsletters.	
5.9	Strategic Communications: With the guidance and assistance of the county's Office of Public Affairs, HCD will use a variety of creative techniques to market, promote, announce and celebrate FCRHA projects and programs. Information will be shared through traditional media, social media, and the agency newsletter (E-ffordable.org) to inform the public about affordable housing issues and initiatives in Fairfax County. See also Line 5.20.	
5.10	Reporting on use of County funds: HCD will continue to account for and provide information about the status of County investments in affordable housing.	
5.11	Non-profit information sharing and partnerships: HCD will continue to inform its non-profit partners regarding important HCD initiatives as well as updates regarding changes to housing programs that may impact their clients. Continue to promote partnerships with non-profit and community-based organizations; provide education/outreach on the work of the FCRHA and affordable housing in general. The THRIVE Advisory Committee, comprised of community stakeholders, will meet regularly throughout FY 2019 to provide advice to the FCRHA related to housing policy issues, Moving to Work, and issues related to THRIVE.	

STRATEGY:

FCRHA/HCD Program Planning, Development and Management

County-wide Vision Elements that Apply



Maintaining Safe and Caring Communities



Building Livable Spaces



Maintaining Healthy Economies







Connecting People & Places

SP Line	Description of Current Projects	
5.12	Reserve for housing emergencies and opportunities: Such as sewer and major system failures and other emergencies on FCRHA properties. Staff will work to identify opportunities to increase this pool.	
5.13	Project Selection and Leveraging: Undertake projects that have been thoroughly analyzed, display a well-defined need and demonstrate reasonable risk. Undertake projects that will maximize leverage and encourage public-private partnerships.	
5.14	Maximizing Organizational Effectiveness: HCD will continue assessing the existing organizational structure to determine ways to maximize efficiency, cluster talents and expertise, and reflect the FCRHA strategic plan, HCD vision, and the Housing Blueprint.	
5.15	Human Capital Development: HCD strives to further career development and professionalism among its employees and will continue to promote semi-annual professional development days, recognition, mentoring and policies related to promotional opportunities. Continued focus on recruiting, growing and retaining staff talent.	
5.16	Administrative Systems and GIS: Explore adding new systems, upgrades or replacement of obsolete systems to increase administrative efficiency. Utilize GIS in programs and data analysis.	
5.17	Internal Process Reviews: HCD/FCRHA will continually assess procedures to ensure a series of decision points before major projects are undertaken.	
5.18	Fiscal Strength and Stability: HCD/FCRHA will explore opportunities to sustain the FCRHA's real estate stock, maximize revenues from assets and retain a strong and stable financial position.	

STRATEGY:

FCRHA/HCD Program Planning, Development and Management

County-wide Vision Elements that Apply

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

SP Line	Description of Current Projects	
5.19	Staff Communication: Seek ways to use technology to further improve staff communication.	
5.20	Media Relations/Public Affairs: Continue realignment of FCRHA strategic communications in partnership with the county's Office of Public Affairs. Continue same-day response to all media calls, with an attempt to respond to most calls within one hour of receipt of message. See also Line 5.9.	
5.21	FCRHA Information Items: Continue to provide information items on FCRHA agendas on a regular basis to inform FCRHA members of staff activities and transactions.	
5.22	Messages from the Director: Send out "Messages from the Director" via e-mail to keep commissioners informed between meetings.	
5.23	FCRHA Meetings with other Boards, Authorities, and Commissions: Joint meetings between the FCRHA and Planning Commission, Human Services Council, CCFAC, Resident Advisory Council, Economic Advisory Commission, CSB, DSB, and the Long-Term Care Coordinating Council as needed.	
5.24	Board of Supervisors: Briefing to Board of Supervisors at Board Health, Housing and Human Services Committees as needed.	

FY 2019 HCD/FCRHA Advertised Budget

Fund #	Fund Title	Revenue	Expenditures
100-C1001	General Fund	\$ 6,845,003	\$ 6,845,003
400-C40330/37	Elderly Housing Program	3,269,510	3,268,166
500-C50800	CDBG	4,974,689	4,974,689
400-C40360	Homeowner/Business Loan Program	2,500,000	2,554,631
400-C40300	Housing Trust Fund	689,954	689,954
500-C50810	HOME	1,530,449	1,530,449
300-C30300	Penny for Affordable Housing	18,000,000	18,000,000
300-C30310	Housing Assistance Program	-	-
810-C81000	FCRHA General Operating	2,835,380	3,493,831
810-C81100	FCRP	4,545,048	4,545,048
810-C81020	Non-County Appropriated Rehab Loan Prgm (Closure, See 81000)	-	-
810-C81030	FCRHA Revolving (Closure, See 81050)	-	-
810-C81050	FCRHA Private Financing (Combined with 81030 Revolving Development)	30,806	-
810-C81060	FCRHA Internal Service Fund	4,035,484	4,035,484
810-C81200	Housing Partnerships	1,972,542	1,972,542
810-C81300	RAD-FCRP	10,759,999	10,759,999
810-C81500	Housing Grants	1,303,374	1,300,028
810-C81510	Section 8 HCV	67,539,290	67,020,166
810-C81520	Public Housing (Closure, See 81300)	-	-
810-C81530	Public Housing Capital Grant (Closure, See 81300)	-	-
	Total Advertised Budget - All Funds	\$ 130,831,528	\$ 130,989,990
810-C81060	Internal Service Fund ¹	4,035,484	4,035,484
	Total Advertised Budget Less ISF	\$ 126,796,044	\$ 126,954,506

¹The Internal Service Fund was established to facilitate transactions that are spread directly, or indirectly (such as Pender operating costs) to other funds. The fund acts as a central point allowing for expedited payments and is only a pass-through fund. As such, individual funds include estimates of those spreads in their budgets and in order to reflect the "true" annual budget, the Internal Service Fund is being eliminated.