FAIRFAX COUNTY, VA CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

FY 2021
(July 1, 2020 – June 30, 2021)

Prepared by the

Fairfax County Department of Housing and Community Development

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Fairfax County, VA
Consolidated Annual Performance Evaluation Report (CAPER)
FY 2021
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The summary below provides a brief overview that includes major initiatives and highlights that were proposed and executed during the sixth year of the Five-Year Consolidated Plan for Fairfax County Fiscal Years 2016-2020. The Five-Year plan coverage period was extended for an additional year as a response from HUD to allow jurisdictions to adjust to COVID-19 reporting delays.

This report covers the period from July 1, 2020 through June 30, 2021, which is Fairfax County's Fiscal Year (FY) 2021 and the Federal Government's Fiscal Year 2020. All references herein to the County's program years are based on the County's fiscal years.

As a recipient of federal funds under the Consolidated Plan, Fairfax County is required to provide this annual Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the County's program year or by September 28, 2021. The CAPER constitutes a summary of accomplishments and an accounting of the allocation and expenditure of funds under the Consolidated Plan. The information included in this document has been compiled in accordance with the requirements for Consolidated Plan Entitlement Grantees.

The Consolidated Plan is a requirement of HUD as a condition of receiving funding under certain federal programs. The Consolidated Plan is a 5-year comprehensive planning document that identifies Fairfax County's overall needs for affordable and supportive housing, for homeless shelters and services, for community and economic development, and for building public and private partnerships. The Consolidated Plan also defines the County's strategy, priorities, and objectives for addressing identified needs.

A One-Year Action Plan is required for each of the five years of the Consolidated Plan. The One-Year Action Plan for FY 2021 (Action Plan) covered the period July 1, 2020, through June 30, 2021, the period covered by this CAPER, and contained a description of how Fairfax County intended to utilize funds from the programs included in the Consolidated Plan to meet the identified needs. The Action Plan incorporated recommendations for the use of the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME) funds, and the Emergency Solutions Grant (ESG) funds. The Action Plan listed the projects and activities planned, including the proposed use of HUD program funds by the Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2021. The goals and objectives that were to be addressed with these funds were also indicated in the Action Plan. Table 1 below provides a comparison of the expected and actual outcomes

for each goal. The data contained within the Actual - Strategic Plan column of Table 1 is consistent with past CAPER submissions to HUD that reflect point-in-time data calculations that may now vary based upon adjustments made after the original data submission.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan Goals	Actual – Strategic Plan	Expected – Program Year	Actual – Program Year
Community Input	Institutional	CDBG: $0	Other	Other	2	6	1	1

Homelessness	Homeless	CDBG: $400000 / HOME: $700000 / ESG: $492880	Rental units rehabilitated	Household Housing Unit	60	13	10	12
Homelessness	Homeless	CDBG: $400000 / HOME: $700000 / ESG: $492880	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1985	8265	1735	1963
Human Service System	Non-Housing Community Development	CDBG: $0 / HOME: $0 / ESG: $0	Other	Other	2	6	1	1
Poverty Reduction/Self Sufficiency	Non-Housing Community Development	CDBG: $0 / HOME: $0 / ESG: $0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	792	4553	542	893
Reinvestment	Non-Housing Community Development	CDBG: $0 / HOME: $0 / ESG: $0	Other	Other	2	6	1	1

Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: $1200000 / HOME: $500000 / ESG: $0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	350	1849	100	669
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: $1200000 / HOME: $500000 / ESG: $0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	120	1114	20	0
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: $1200000 / HOME: $500000 / ESG: $0	Rental units rehabilitated	Household Housing Unit	30	471	5	5
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: $1200000 / HOME: $500000 / ESG: $0	Tenant-based rental assistance (TBRA) / Rapid Rehousing	Households Assisted	130	390	30	100
Workforce Housing	Affordable Housing	CDBG: $200000 / HOME: $200000 / ESG: $0	Rental units constructed	Household Housing Unit	200	612	200	0

Workforce Housing Families	Affordable Housing	CDBG: $200000 / HOME: $200000/ ESG: $0	Homeowner Housing Added	Household Housing Unit	15	125	15	44
Working Families	Affordable Housing	CDBG: $300000 / HOME: $300000 / ESG: $0	Rental units constructed	Household Housing Unit	1200	46	200	0
Working Families	Affordable Housing	CDBG: $300000 / HOME: $300000 / ESG: $0	Rental units rehabilitated	Household Housing Unit	200	148	23	36
Working Families	Affordable Housing	CDBG: $300000 / HOME: $300000 / ESG: $0	Homeowner Housing Added	Household Housing Unit	125	130	30	47
Working Families	Affordable Housing	CDBG: $300000 / HOME: $300000 / ESG: $0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	73	73	50	0

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During FY 2021 (July 1, 2020 – June 30, 2021), Fairfax County received funding from the following federal programs administered by HUD:

Community Development Block Grant (CDBG)	$5,959,890
Community Development Block Grant (CARES Act CDBG-CV3)	$4,850,209
HOME Investment Partnerships Program (HOME)	$2,141,357
Emergency Solutions Grant (ESG)	$492,880
Total	**$13,444,336**

General FY 2021 Program Highlights

Affordable Housing Policy

The 5-Year Consolidated Plan is an opportunity to assess affordable housing and community development needs and market conditions. The plan is conducted in the context of Fairfax County's ongoing efforts to build an affordable housing continuum addressing the diverse needs of residents, including people experiencing homelessness; first-time homebuyers; low-income working households; senior citizens; persons with physical, intellectual, or mental disabilities; and the workforce across Fairfax County. The housing goals established (updated) in the FY 2016–

2020 Consolidated Plan are as follows:

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

The plan addresses specific needs (e.g., housing problems that racial and ethnic minorities as well as households with low incomes experience in disproportionately large numbers) and barriers to affordable housing that oppose the listed goals. Details also include planned actions such as renovations and developments, new policies and programs, and new efforts to leverage resources and extend efficiency through coordination and innovation. The One Fairfax Policy for racial and social equity adopted by the Board of Supervisors on November 21, 2017 (One Fairfax Policy), is applied to every aspect in the implementation of the Plan.

The consensus among the parties that assisted the Board in establishing these goals was that affordable housing policy should prioritize those with the greatest need. Those identified as having the greatest need include:

- Individuals and families who are homeless.
- Households with low- to extremely low-incomes.
- Special needs populations including seniors and persons with physical or mental disabilities; and
- The workforce essential to Fairfax County's economic health and growth.

In response to the community's growing housing needs, the BOS directed Fairfax County's Department of Housing and Community Development, with the assistance of the Affordable Housing Advisory Council (AHAC), to produce a strategic plan to help address this need. The Communitywide Housing Strategic Plan includes two phases. Phase 1 of the Plan identified 25 short-term strategies that could be implemented, without major policy or revenue impacts, to encourage and produce additional housing units within the county. Phase 2 of the plan looked at long-term strategies, tools, policies and resources to support the development and preservation of housing that is affordable in our community. To support the efforts of Phase 2 and to garner additional community input, the BOS created an Affordable Housing Resources Panel (AHRP).

One Fairfax Equity Policy

One Fairfax is a framework—or "lens"—that is used to consider equity in decision-making and in the development and delivery of future policies, programs, and services. It helps county and school leaders to look intentionally, comprehensively, and systematically at barriers that may be creating gaps in opportunity. It establishes shared definitions, focus areas, processes, and organizational structure.

The policy identifies 17 areas of focus to promote equity including community and economic development, housing, education, environment, and transportation. Integrating the principles of One Fairfax into the programs and services of the Department of Housing and Community Development is paramount to achieving the goals of this policy. The Department has an Equity Impact Plan that identifies what the Department will do to advance equity.

Accomplishing the Goals

To accomplish these goals, Fairfax County will draw upon federal and local resources, the community, and the private sector to leverage resources through partnerships. The County will continue to complete projects already in the pipeline as well as embark on new initiatives. The Housing Blueprint served as the underpinning for the development of the County's Five-Year Consolidated Plan for FY 2016 - 2020 and the One Year Action Plan for FY 2021.

Affordable Housing Preservation and Production

The existing need for affordable housing in Fairfax County is reflected in the affordable rental unit gap – the number of affordable rental housing units needed for renters earning 80 percent of Area Median Income (AMI) and below – which is currently estimated to be 31,630 units. Through 2032, the need for affordable housing options will grow, as the county is projected to add 62,184 households, of which 18,622 are expected to earn 80 percent of AMI and below.

On June 19, 2018, the Fairfax County Board of Supervisors adopted the Communitywide Housing Strategic Plan Phase 1 report. On May 7, 2019, the Fairfax County Board of Supervisors adopted the Fairfax County budget for FY 2020. The budget made a significant down payment on additional resources for affordable housing that were recommended by the Board's Affordable Housing Resources Panel (AHRP) (Communitywide Housing Strategic Plan Phase 2). In addition to the resources provided in FY 2020, the BOS directed staff to:

- Identify a plan that identifies the equivalent of one additional cent on the Real Estate Tax (in addition to the current half-penny) to assist in the production of at least 5,000 new affordable units over the next 15 years using public resources.
- Maintain the existing half-penny for preservation of existing affordable housing.
- Develop a package of innovative land use policies to further facilitate the development of affordable housing beyond the stated goal of 5,000 units and include the identification of additional investments in staff resources to facilitate these options.
- Explore all opportunities to better utilize public space in the county in support of the goal of developing affordable housing, including prioritizing the exploration of opportunities with other entities, such as houses of worship, and public private partnership options.
- Ensure that affordable housing has a prominent place in the Board's legislative program and promote community awareness of affordable housing needs and opportunities

In the Fall of 2019, County staff briefed the Board on a plan to use additional funding in the FY 2021 Advertised Budget to spur affordable housing development in Fairfax County, with the aim of producing at least 5,000 new affordable units over the next 15 years. However, due to the financial impacts of the COVID-19 Pandemic in the Spring of 2020, the additional "penny" was not included in the FY 2021 Adopted Budget. In June 2020, the Board of Supervisors and County staff reiterated the continued local commitment to develop new affordable housing opportunities and to strengthen affordable housing preservation efforts within existing communities throughout Fairfax County.

In FY 2022, the Board of Supervisors dedicated the equivalent of a half penny on the real estate tax rate, $13.6 million, to support affordable housing. The Board of Supervisors authorized the Workforce Dwelling Unit (WDU) Task Force. This resulted in the Board of Supervisors adopting a Comprehensive Plan Amendment based on the Task Force's work in February 2021. The Countywide and Tysons Workforce Dwelling Unit Policies incentivize developers to include affordable units for households with low- and moderate-incomes within their market-rate residential developments. The WDU Policy provides developers with a "density bonus" in exchange for the inclusion of committed affordable units as a component of their residential development. Developers can build more market rate rental units if they commit to the provision of WDUs at below-market rents to serve residents with low- and moderate-incomes. The amendment enhances the County's affordable housing policies by creating new WDU units that have increased affordability to households earning between 60 and 80 percent of the Area Median Income (AMI).

Additionally, in accordance with the recommendations of the AHRP, the Board of Supervisors established an Affordable Housing Preservation Task Force at the July 28, 2020 Board of Supervisors meeting. The objective of the Preservation Task Force was to provide the Fairfax County Board of Supervisors with policy recommendations for creative and sustainable housing preservation initiatives that are consistent with the One

Fairfax Initiative and best practices. The Board of Supervisors endorsed the Task Force Recommendations on April 13, 2021. Staff currently are working on the Preservation Comprehensive Plan Amendment as authorized by the Board of Supervisors.

In FY 2019, a new initiative was set to produce a minimum of 5,000 affordable housing units in 15 years at 60% AMI and below and to attain no net loss of affordable housing. In FY 2019, 334 units/beds were created, FY 2020 203 units/beds were created, FY 2021 29 units/beds were created. To date, 566 units/beds have been created toward the goal of 5,000. Currently there are 1,753 units in the pipeline to be built. In addition, in FY 2021, 292 units were preserved, bringing the total preserved to 713 units since the initiative began. Currently there are 640 units to be preserved in the pipeline.

Highlights of Creation and Preservation Activities

1. Good Shepherd Housing and Family Services (GSH); Mount Vernon District: A total of $150,000 in HOME funding (awarded under the HCD-issued RFP) to acquire one 3-bedroom unit in the Richmond Highway (US 1) corridor to benefit a household with up to 6 members earning at or below 50 percent of AMI, who have experienced homelessness.

2. Marian Homes; 5 beds; Springfield District: A total of $457,000 in CDBG funding (awarded under the HCD-issued RFP) for the acquisition and rehabilitation of a single-family home to provide community living for five individuals with income at or below 30 percent of AMI, who also have intellectual disabilities and require specialized residential accommodations. Extensive renovations to the property included bringing the property into compliance with ADA standards and building and office space for case management partner. Residential supportive services are provided by Lutheran Family Services/enCircle.

3. Pathway Homes; scattered sites; 15 units; Braddock, Hunter Mill, Lee, Mason, Mount Vernon, and Providence Districts: A total of $3,164,068, including $1,698,887 in HOME, $612,384 in HOME-CHDO and $852,797 in CDBG funding (awarded under the HCD-issued RFP) to acquire 12 1-bedroom condominium units, plus 2 3-bedroom and 1 4-bedroom town homes, to provide affordable rental housing to individuals who are homeless, or precariously housed, with income at or below 30 percent of AMI and have special needs related to mental illness, co-occurring substance abuse disorders, or intellectual disorders. Supportive services are provided by Pathway Homes.

4. The FCRHA and Enterprise Community Development (Enterprise) closed on financing for the New Lake Anne House project, which redeveloped the entire Fellowship House property into a low-income, mixed-tenure, senior community. New Lake Anne House is

utilizing a 4% tax credit/tax-exempt bond structure that includes 4% Low-Income Housing Tax Credits, tax-exempt bonds, a first mortgage, a Virginia Housing Trust Fund Loan, a Sales Proceeds Loan, and a $3,000,000 Housing Blueprint Loan, among other sources. The Project will have 240 units rented as affordable housing for households with 100 percent of the units rent- and income-restricted to residents with incomes at or below 60 percent of the area median income (AMI) for at least 30 years. 100 percent of the units, and all the common areas, are designed to Universal Design standards. Further, 54 of the units are designed to be fully accessible under the Uniform Federal Accessibility Standards, which is nearly double the accessibility code requirement. The units will be built to EarthCraft standards of energy efficiency. Future reporting on the progress of this project will continue until full occupancy.

5. Residences at North Hill – The FCRHA closed on this project in June 2020. The project scope includes development of a mixed income community including 175 for-sale market rate townhomes, 216 multifamily affordable housing units and 63 affordable senior housing units. The project was awarded Low Income Housing Tax Credits (LIHTC) by the Virginia Housing (VH). Construction began in August 2020 and is scheduled to be completed in the Fall 2022. Reporting on the progress of this project will continue until full occupancy.

6. In FY2021, pursuant to the Affordable Dwelling Unit (ADU) Program, a total of eight newly constructed ADU condominiums were offered to the FCRHA for purchase to place in the Fairfax County Rental Program. Five of which were purchased at the Atrium at MetroWest (Phase 1), an age-restricted community for residents 55 years of age or older in the Providence district. In addition, another unit was purchased at the Commonwealth Place at Westfields development (Phase 1) in the Sully district. Lastly, the FCRHA will acquire two units at the Pender Oaks development (Phase 1) in FY 2022.

7. Landings I and Landings II – AHC, Inc. closed on the acquisition of Landings I Mt. Vernon, a 216-unit market-rate affordable property located in Alexandria, VA on February 25th, 2021. AHC also closed on the acquisition of Landings II Ft. Belvoir, a 76-unit market-rate affordable property also located in Alexandria, VA on the same day. Landings I was acquired with the help of a $7.85M Amazon REACH Grant/Loan that was underwritten by HCD and administered by Virginia Housing. Landings II was acquired with the help of a bridge loan from Virginia Housing that will be paid off with a $3M Housing Blueprint Loan, which AHC will close on this summer.

8. Murraygate – Construction officially completed on the rehab of Murraygate Village Apartments in December 2020. All 200 residential units received Certificates of Substantial Completion after cabinets, windows, and appliances were replaced, the central HVAC system was replaced with individual heat pumps for each unit, plumbing and piping was upgraded, asbestos removal and other hazmat work

was done. Rehabilitation work began in December 2018 and took two years to complete. This was the culmination of cross-collaboration between different divisions of HCD, working with architects and contractors to get the plans finalized, approval of financing mechanisms from the LUC, FCRHA, and BOS, working with lenders and investors to get financing in place, and getting approval from Virginia Housing and HUD to get regulatory approvals to fund the project.

9. Arrowbrook Apartments – FCRHA also closed on the financing for Arrowbrook Apartments in November 2020. This is a 274-unit affordable housing project located in the Dranesville District of Fairfax County being built by SCG. It utilizes a 4%/9% hybrid structure, with an aggregate Housing Blueprint Loan of $7,744,225 and $22,500,000 of FCRHA-issued tax-exempt bonds on the 4% side, and 8 PBVs on the 9% side. It is currently under construction and will be complete in late 2022.

Use of HOME, ESG, and CDBG Funds

FY 2021 HOME

Fairfax County received $2,141,357 in HOME funds in FY 2021. The County uses its HOME funds to provide funding for non-profit organizations to acquire or rehabilitate affordable housing units for low-income individuals, to support direct assistance to low-income individuals and to fund Fair Housing activities. Program accomplishments for FY 2021 include:

1. A CHDO acquired 13 housing units using HOME funds, five included CHDO funding, providing affordable housing and supportive services to extremely low-income individuals with special needs who are, or are at-risk of, experiencing homelessness.

2. HOME TBRA assistance was provided to 55 families.

FY 2021 ESG

Emergency Solutions Grant funds in the amount of $492,880 were utilized for housing relocation and stabilization services and financial assistance, including rental assistance, as well as eligible administrative activities. The funds were essential to preventing homelessness as well as rapidly re-housing many households experiencing homelessness. Emergency Solutions Grants funds under the Coronavirus Aid, Relief, and Economic Security Act (ESG-CV) were awarded in the amount of $8,281,368 in April and June of 2020 and used to prevent, prepare for, and respond to the coronavirus. This funding was also used for housing relocation and stabilization services and financial assistance, including rental

assistance, as well as eligible administrative activities. The ESG-CV funding supported the establishment of temporary emergency shelter locations and used to rapidly re-house households experiencing homelessness.

FY 2021 CDBG and CDBG-CV

Fairfax County received $5,959,890 in CDBG funds in FY 2021. For FY 2021, CDBG funding supported contractual commitments (such as payments on outstanding Section 108 loans), program administration, relocation assistance and an on-going home repair program that address the Vision and Mission Statement incorporated in the Five-Year Plan. Additionally, CDBG also funded affordable housing programs and projects, and public services activities in alignment with the priorities adopted by the Board of Supervisors.

Fairfax County received $4,850,209 in CDBG-CV3 funding in FY 2021 to continue supporting emergency rent and utility assistance for low-income households unable to pay bills due to COVID-19 impacts. This funding supplemented the CDBG-CV1 funding of $3,505,542 received in FY 2020 which was utilized to fund emergency rent and utility assistance for low-income households negatively impacted by COVID-19; operating expenses for non-profit partners to prevent, prepare for, and respond to COVID-19; and income assistance for affordable housing partners whose tenant are unable to pay rent due to COVID-19.

The CDBG-CV1 operating assistance to nonprofit partners benefited the low- and moderate-income community by allowing nonprofits to invest in IT technology allowing staff to provide housing and support services remotely; expand food programs to additional new sites; and provide housing stability/eviction prevention services to a growing number of families in need. Additionally, CDBG-CV1 income assistance for affordable housing providers directly assisted 136 low- and moderate-income tenants financially impacted by the pandemic.

FY 2021 Home Repair for the Elderly Program

The Home Repair for the Elderly Program completed 166 cases serving 96 households in FY 2021. The average household income served was $25,522 or approximately 28% AMI for a one-person household. This meets the HUD definition for very, very low income.

Consolidated Community Funding Pool

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds awarded through a competitive proposal process to fund

affordable housing and public service activities by nonprofit organizations. In FY 2021, the CCFP included an allocation of $894,119 in CDBG funds. The Board approved the following CCFP funding priorities for the FY 2021 funding period:

Financial Stability

Goal: Clients will be able to possess and maintain income to consistently meet their basic needs, with no or minimal financial assistance or subsidies from private or public organizations.

Food and Nutrition

Goal: All individuals and families will have reliable and consistent access to sufficient, affordable and nutritious food; have access to information and education about healthy and nutritious food and the opportunity to develop the knowledge and resources to practice healthy eating.

Health

Goal: All individuals and families will have access to primary, specialty, oral, behavioral, and long-term health care, particularly prevention services. Children will have access to supplemental food year-round, seven days a week. All individuals and families will develop the knowledge and resources to practice healthy behaviors and to take action to prevent and manage disease and adverse health conditions.

Housing

Goal: All households will have safe, stable, and accessible living accommodations along with other basic necessities, and access to affordable, accessible housing with the supportive services necessary to live as independently as possible in a community setting.

Literacy/Educational Development/Attainment

Goal: All individuals will have the ability to read, write and communicate effectively to manage finances, and attain employment goals through academic and vocational achievement, and access to quality childcare, education and supports to develop employment and independent living skills.

Positive Behaviors and Healthy Relationships

Goal: Individuals of all ages, abilities and income levels will develop positive behaviors and healthy relationships that are safe and free from abuse, neglect and trauma and promote physical, emotional, mental, and social well-being.

Support/Community/Social Networks

Goal: All individuals and families will have access to local services, including community-based transportation and childcare, and the ability to establish and maintain communal and social relationships. In FY 2021, a total of $1,124,422 of CDBG Affordable Housing Funds were provided to

2 nonprofit contracts to finance the acquisitions of 5 properties to be used as affordable rental housing with appropriate supportive services financing for 17 adults with special needs. The funds were allocated through the FY 2021 through the FY 2021 HCD-issued RFP process.

Targeted Public Services and Affordable Housing Projects

In FY 2021, five nonprofit contracts were funded to provide CDBG Targeted Public Services (TPS) activities, each of which included services under one or more priority areas.

The following nonprofit contract were funded to provide TPS activities under the ***Financial Assistance*** priority area in FY 2021:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING	Priority %
Good Shepherd Housing and Family Services, Inc.	Emergency Services Program – Keeping Families at Home	$79,139	100%
Fairfax Law Foundation	Consumer, Employment and Housing	$7,249	50%

There were no targeted public services activities funded under the ***Food and Nutrition*** priority area in FY 2021.

The following nonprofit contract were funded to provide targeted public services activities under the ***Health*** priority area in FY 2021:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	Priority %
The Women's Center	Enhanced Access To Mental Health	$84,483	100%

The following nonprofit contracts were funded to provide targeted public services activities under the ***Housing*** priority area in FY 2021:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	PRIORITY %
Fairfax Law Foundation	Consumer, Employment and Housing	$7,249	100%
Good Shepherd Housing and Family Services, Inc.	Homes for the Working Poor, Disabled & Elderly	$427,086	100%

There were no targeted public services activities funded under the ***Literacy/Educational Development/Attainment*** priority area in FY 2021.

The following nonprofit contracts were funded to provide targeted public services activities under the ***Positive Behaviors and Healthy Relationships*** priority area in FY 2021:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING	PRIORITY %
Fairfax Court Appointed Special Advocates	Advocating in Court for Children in Crisis Due to Abuse or Neglect	$175,720	100%
Fairfax Law Foundation	Pro Bono Law Center - Family	$34,592	100%
Northern Virginia Mediation Services, Inc.	Co-Parenting for Successful Children	$38,578	100%
Northern Virginia Mediation Services, Inc.	Fairfax County Alternative Accountability Program	$47,272	100%

There were no targeted public services activities funded under the ***Support/Community/Social Networks*** priority area in FY 2021.

Highlights of Program Achievements for FY 2021 Community Development Block Grant Funded Nonprofits

- **Financial Stability services for 415 Clients**
  - Services provided by **Fairfax Law Foundation** under the *Consumer, Employment and Housing* contract included free legal services to resolve consumer, employment and housing problems faced by low-income residents for the benefit of 293 **clients** in 128 **households** ,
  - Services provided by **Good Shepherd Housing and Family Services, Inc**. under the *Emergency Services- Keeping Families at Home* contract included financial assistance grants and resource referrals to 122 **clients** in 54 **households** facing a housing related crisis, such as eviction or utility disconnections.
- **Health services for 669 Clients**
  - Services provided by **The Women's Center** under the *Enhanced Access to Mental Health Services* contract included for the benefit of 669 **clients** in 669 **households** ,
- **Housing services for 609 Clients**
  - Free legal services provided by **Fairfax Law Foundation** under the *Consumer, Employment and Housing* contract on behalf of **293 clients** in **128 households**.
  - Services provided by **Good Shepherd Housing and Family Services, Inc.** under the *Homes for the Working Poor, Disabled and Elderly* contract included leasing affordable rental housing to **316 clients** in **117 households** that had household incomes at or below 60 percent of the area median income, including persons who were homeless or at-risk of homelessness.
  - **Positive Behaviors and Healthy Relationships** for **395 clients.** Services provided by **Fairfax Court Appointed Special Advocates** under the *Advocating in Court for Children in Crisis Due to Abuse and Neglect* contract, included independent investigations, recommendations, advocacy and support for children and foster-care youth by court appointed volunteers for **286 clients** in **168 households**.
  - Services provided by **Fairfax Law Foundation** under the *Pro Bono – Family-* contract provided free legal services to low-income families related to uncontested divorce and contested family law cases for **32 clients** in **12 households.**

- Services provided by **Northern Virginia Mediation Services, Inc.** under the *Co-Parenting Successful Children*- contract provided co-parenting training and mediation services to parents with active Virginia Department of Social Services child support enforcement cases for **32 clients** in **12 households,** who also were served under the *Pro Bono Law – Family* contract

- Services provided by **Northern Virginia Mediation Services, Inc.** (NVMS) under the *Fairfax County Alternative Accountability Program* contract provided services and coordinated services provided by the Juvenile and Domestic Relations District Court, Fairfax County Public Schools and the Department of Neighborhoods and Community Services to at-risk juveniles for **77 clients** in **70 households.**

FY 2020 Action Plan Amendments

An annual Action Plan is required by HUD for three federal programs: CDBG, HOME, and ESG. In FY 2021, there were amendments to the Action Plan during the:

- *FY 2020 Carryover Review* due to the final HUD grant award amounts income received in FY 2020
- *FY 2021 Mid-Year Review* to appropriate federal coronavirus response funding and reclassify personnel expenses, and
- *FY 2021 Third Quarter Review* to reflect revised HUD grant award amounts and project reallocations.

Progress Toward Goals

Fairfax County is generally making progress toward its goals as illustrated in the Goals and Outcomes table of this section.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG/ CDBG-CV	HOME	ESG- Sage Report
White	1542	21	374
Black or African American	1521	28	984
Asian	307	7	62
American Indian or American Native	30	1	9
Other multi-racial	1232	1	79
Other (multiple races, client refused, data not collected)	0	0	66
Total	**4,632**	**58**	1574
Hispanic	620	8	301
Not Hispanic	4012	50	1272
Other (client refused, data not collected)	0	0	1

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative -

CDBG/CDBG-CV statistics reflect persons served in CDBG-funded and CDBG-CV-funded activities during FY 2021. The statistics above include total persons benefitting from the CDBG-CV income assistance to nonprofit partners (475), and total families assisted by the CDBG-CV Income Assistance to Affordable Housing Providers (136). However, it should be noted the CDBG-CV Emergency Rent and Utility Assistance activity is still ongoing and outcome information will be reported in the CAPER year in which the activity is completed. ESG statistics above are for persons in families assisted. The totals for persons in families assisted by race (2,172) and persons in families assisted by Hispanic ethnicity (2,339) are less than the total number of persons in families assisted (2,351). The total persons in families assisted by race does not include 94 persons identified in the "multiple races" category, 74 persons that either did not know what race to provide or refused to provide the information, and the information was not collected for 11 persons. Similarly, the total for persons in families assisted by Hispanic ethnicity does not include 3 persons who either did not know what race to provide or refused to provide the information, and information was not collected for 9 persons.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	$25,096,405	$16,499,289
CDBG-CV	public - federal	8,349,109	7,073,798
HOME	public - federal	6,080,769	3,434,156
ESG	public - federal	965,889	472,920
ESG-CV	public - federal	$8,281,368	$2,986,160

Table 3 - Resources Made Available

Narrative –

Expenditures include those utilizing funding from prior years and program income

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
Countywide	100	100

Table 4 – Identify the geographic distribution and location of investments

Narrative –

Fairfax County is opportunity-driven in the allocation of affordable housing resources, while at the same time, works actively to promote the de-concentration of poverty, particularly in the programs operated by the Fairfax County Redevelopment and Housing Authority (FCRHA). With respect to the investment of capital resources for affordable housing development, the FCRHA has financed the acquisition and development of properties in locations across the county over and will continue to operate its programs on a countywide basis.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG Leveraging - In FY 2021, a total of $3,485.67 was leveraged for every $1 of CDBG invested in targeted public services and affordable housing activities.

FY 2021 Public Services Activity and Leveraging:

Total CDBG expenditures for Targeted Public Services: $864,208

Total leveraged for Targeted Public Services activities: $5,644,899, including $22,453 in local funds.

RATIO= $6.53 of leveraged funds for every $1 of CDBG expenditure for Targeted Public Services activities.

FY 2021 Affordable Housing Activity and Leveraging:

Total CDBG Affordable Housing Expenditures: $1,124,797.

Total leveraged for Affordable Housing Activities: $1,284,203.

RATIO= $1.14 of leveraged funds for every $1 of CDBG expenditure for Affordable Housing activities.

Total Leveraged: $6,929,102 CDBG Invested: $1,989,005

HOME CHDO Leveraging: Total HOME Acquisition Expenditures: $612,384, Total Leveraged: Private: $220,679.

Information on ESG leveraging and how publicly owned land and property located within Fairfax County is being used to address needs identified in the Consolidated Plan is described below.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	$36,904,739
2. Match contributed during current Federal fiscal year	1,006,024
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	37,910,763
4. Match liability for current Federal fiscal year	140,151
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	$37,770,612

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**
Bridging Affordability	07/01/2020	$1,006,024	0	0	0	0	0	$1,006,024

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
8,020	48,545	8,020	8,020	48,545

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	0	0	0
Number	0	0	0
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	17	$3,771,068
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

ESG leveraging and use of publicly owned land and property

ESG supports local homelessness prevention and rapid rehousing assistance for people who are experiencing homelessness, or at-risk of homelessness. In addition to the federal ESG funds, other public and private funding is leveraged to support these services. In FY 2021, the state's Virginia Homeless Solutions Program (VHSP) awarded $178,313 to one local grantee for homelessness prevention assistance and a total of $645,425 to three local grantees for rapid rehousing assistance. An additional $3,074,093 in Virginia COVID Homelessness Emergency Response Program (CHERP) funding was awarded in FY 2021 for emergency shelter operations, targeted prevention, rapid rehousing, and administrative support in response to the COVID-19 pandemic. In FY 2021 Fairfax County government used local General Funds to not only match federal ESG funds dollar-to-dollar but also awarded four organizations a total of $3,582,821.66 in contracts through the Office to Prevent and End Homelessness to provide homelessness prevention and rapid rehousing assistance. Federal Continuum of Care (CoC) resources are also leveraged for three rapid rehousing projects operated by two local nonprofits. A total of $1,092,676 was awarded in January 2021 through the FY 2020 HUD CoC non-competitive process to support three rapid rehousing projects operated by two local non-profits. Finally, local nonprofit organizations also leverage an unspecified amount of additional private financial donations each year, as well as volunteer time and in-kind donations, for the same homeless assistance.

Federal ESG resources are an important part of this diverse mix of funding that ensures local programs are sustainable and effective. Fairfax County, as the ESG recipient, satisfied the federal matching requirements under 24 CFR §576.201 through cash contributions from the local General Fund that

totaled an amount equal to the ESG fiscal year grant. There was no requirement to match ESG-CV funding, which was also used for rapid rehousing assistance as well as temporary emergency shelter operations.

Publicly owned land and property located within Fairfax County is being used to address needs identified in the Consolidated Plan:

Residences at North Hill – The FCRHA closed on this project in June 2020. The project scope includes development of a mixed income community including 175 for-sale market rate townhomes, 216 multifamily affordable housing units and 63 affordable senior housing units. The project was awarded Low Income Housing Tax Credits (LIHTC) by the Virginia Housing (VH). Construction began in August 2020 and is scheduled to be completed in the Fall 2022.

Oakwood Senior Housing – The FCHRA has partnered with the Arlington Partnership for Affordable Housing to develop 150 affordable senior housing units on FCRHA property located at the intersection of South Van Dorn Street and Oakwood Road. The project was awarded Low Income Housing Tax Credits (LIHTC) by VH in June 2020. Project construction is projected to commence in 2021.

One University Redevelopment – The FCRHA has partnered with Stratford Capitol Group and Rise Real Estate Company to redevelop FCRHA property located proximate to George Mason University with 333 student housing units, 120 affordable housing units and 120 senior housing units. The project was awarded LIHTC by Virginia Housing in June 2020. Project construction is projected to commence in 2021.

Autumn Willow Senior Housing – The FCRHA solicited development proposals to create up to 150 senior housing units on FCRHA property located at the intersection of Stringfellow Road and Autumn Willow Drive. The Michael's Development Company was selected as the development partner. The project was awarded LIHTC by Virginia Housing in June 2021. Project construction is projected to commence in 2022.

CR-20 - Affordable Housing 91.520(b) -

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One Year Goal	Actual
Number of Homeless households to be provided affordable housing units	182	32
Number of Non-Homeless households to be provided affordable housing units	1093	1019
Number of Special-Needs households to be provided affordable housing units	338	123
Total	**1613**	**1174**

Table 11 – Number of Households

During FY 2021, the one-year housing actuals for homeless, non-homeless and special needs households were the following:

	One Year Goal	Actual
Number of households supported through Rental Assistance	961	561
Number of households supported through The Production of New Units	498	102-
Number of households supported through Rehab of Existing Units	140	296
Number of households supported through Acquisition of Existing Units	79	311
Total	**1678**	**1270**

Table 12 – Number of Households Supported

During FY 2021, the number of homeless households provided affordable housing units and the number of households supported were collectively eight households.

Fairfax County will monitor these outcomes over the coming years. Cumulative figures over two or more years may even out regarding goal numbers and actual outcome numbers.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	8	7
Low-income	0	0
Moderate-income	0	0
Total	**8**	**7**

Table 13 – Number of Households Served

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

In FY 2021 the Fairfax County Continuum of Care (CoC) achieved some significant milestones that contributed to the CoC's ability to reach out and engage people experiencing homelessness, especially unsheltered persons, and assess their individual needs.

The CoC maintains four homeless outreach teams that are staffed by nonprofit contractors, nurse practitioners from the Health Department, and mental health specialists from the Fairfax-Falls Church Community Services Board (CSB). Drop-in centers are maintained by the CSB and local nonprofits. In FY 2018 these street outreach teams, under the coordination of the Fairfax County Office to Prevent and End Homelessness (OPEH), created a by-name-list of every individual who is experiencing unsheltered homelessness within the CoC's geography with the use of the local Homeless Management Information System. In FY 2019, the CoC joined Built for Zero, a national initiative that provides technical support to help communities end homelessness. In FY 2021, with the support provided through Built for Zero, the CoC continued to enhance its use of by-name-lists, which now also include information such as when they were first engaged, where they were last seen, their chronic homelessness and veterans' status, and referral milestones on the path to emergency shelter and permanent housing. The outreach teams and OPEH meet regularly to use the by-name-list and Coordinated Entry process to connect individuals experiencing homelessness, including those that are unsheltered, directly to permanent housing. A dashboard was also developed to regularly monitor the system inflow and outflow of individuals experiencing chronic homelessness as well a veterans experiencing homelessness. As a result of these efforts, 54 percent, or 102 of the 55 individuals in street outreach projects, exited successfully as noted

in the System Performance Measures submitted to the Department of Housing and Urban Development (HUD) in March 2021.

The CoC uses a Coordinated Entry System to ensure that people have fair, consistent access to homeless assistance programs across the CoC. The written standards for the Coordinated Entry System outline eligibility and prioritization process to quickly connect people experiencing homelessness to the resources that best fit their individual needs. The written standards allow for transparency, which also supports accountability. In FY 2020, the CoC incorporated new, system-wide standardized assessment tools. Local non-profit staff providing direct homeless service assistance were trained by OrgCode, the developer of the nationally tested Vulnerability Index – Service Prioritization and Decision Assistance Tools (VI-SPDAT). The latest versions of the VI-SPDAT Tools are now used for both singles and families experiencing homelessness. The use of these new assessment tools helps the CoC to better evaluate the needs of those experiencing homelessness, and thus create a more effective and efficient homeless services system. The data in all aspects of the Coordinated Entry System, maintained through the Homeless Management Information System, also allow the CoC to identify gaps and allocate resources appropriately.

The CoC also utilized the ESG-CV funding to establish temporary non-congregate emergency shelters with hotels to prevent, prepare for, and respond to the coronavirus. More than 1,700 people were served, a significant number of which had presently or previously experienced unsheltered homelessness, over the year.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2017, a bond referendum was approved to renovate or relocate four of the County's six emergency shelters as part of the Capital Improvement Program. The first of the shelters, the Bailey's Crossroads Community Shelter which was renamed to Bailey's Shelter & Supportive Housing, opened in FY 2020. The work in the shelters will make necessary repairs and enhancements to the facilities so that they are in safe, suitable conditions and ensure that they can meet the emergency shelter needs for families and individuals in the future. Each of the new shelters will include not only emergency beds but co-located permanent supportive housing units that will serve as housing opportunities for families and individuals who currently have none.

Also related to emergency shelter needs, new Coordinated Entry policies have streamlined the procedures for individuals to access the County's shelters and set new prioritization for individuals with the highest level of need. Individuals can call any of the shelters in the county, get assessed over the phone, and be placed on a prioritization list for shelter access. This is a significant improvement over the previous system in which individuals had to call each shelter separately and were admitted based on different entry criteria.

Transitional housing programs continue to be evaluated for effectiveness and efficiency. Many CoC-funded transitional housing programs have been converted to permanent housing (rapid rehousing and

supportive housing), while others have adapted services to meet the changing needs of special populations in the community's homeless population.

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

Homelessness prevention is a high priority in the Fairfax County Continuum of Care as it is one of four strategies identified by the Board of Supervisors in the most recent strategic plan to prevent and end homelessness. The CoC invests a significant amount of resources in homelessness prevention from a variety of funding streams, public and private, including much of the Emergency Solutions Grant funding. As a result of this and other investments, the number of people who are literally homeless in the community, as reported in the annual Point-in-Time count, has decreased by 33 percent from 2008, when there were 1,835 people identified as literally homeless, to the 2021 Point-in-Time count, when only 1,222 people were identified.

The CoC and its partner institutions have long had a set of policies that help reduce the number of people becoming homeless upon discharge from publicly funded institutions. The Fairfax-Falls Church Community Services Board (CSB), the public mental health service provider, abides by the Commonwealth of Virginia State Psychiatric Discharge Planning Protocol. The CSB's specific discharge policies and procedures have been developed to support appropriate and safe community re-entry.

Discharge planners provide services to individuals who are hospitalized in state-funded psychiatric hospitals in the Commonwealth of Virginia, Local Inpatient Purchase of Services (LIPOS) state-funded private bed purchase program and the Adult Detention Center (ADC). The discharge planning team works in collaboration with individuals and other treatment providers to develop a comprehensive recovery-focused plan of care upon discharge. Forensic discharge planning services are provided to individuals hospitalized at a state facility from the ADC. Limited case management services are provided to individuals who require community partnering to link with services post discharge.

The Jail Diversion program provides pre- and post-booking diversion services to individuals with serious mental illness and co-occurring disorders who interface with the criminal justice system. The services include intensive case management, mental health support, psychiatric and medication management as well as linkage to other services. The program has and continued to show a marked reduction in re-incarceration and hospitalization for individuals who fully utilize the services offered.

The CSB's Program of Assertive Community Treatment and Intensive Case Management teams provide community-based services to homeless individuals with serious mental illness and co-occurring disorders. The team's goal is to work collaboratively with the individual to develop, implement and achieve goals that are meaningful and important, working with the family and the community support

network to maximize success. This model decreases the number of hospitalizations and provides community support while improving stabilization. These services also extend to continue support after placement in housing.

In addition, a local nonprofit works with the inmates during incarceration to draft a discharge plan. Opportunities, Alternatives, and Resources (OAR) of Northern Virginia offers a class at the Adult Detention Center called After Release Planning. In this class, OAR staff review the services that OAR provides as well as resources in the community and offers anyone in the class the opportunity to meet with a case manager to develop an after-release plan. As part of the plan, OAR staff helps inmates to get identification cards and find appropriate housing if possible.

Discharging from Foster Care and Private and Nonprofit Medical Facilities

State guidelines are also followed for individuals being discharged from foster care. In accordance with State policy, all foster care youth, age 16 and older, have a transitional independent living plan which describes the services that will be provided to prepare and assist youth in transitioning from foster care to independence. Foster Care social workers support and encourage youth to participate in their transitional independence plan and take responsibility for achieving independence, with a designated Independent Living Coordinator to implement independent living services and initiatives. At age 18, when foster care youth legally become adults, they are strongly encouraged to remain in foster care placement and to continue to receive services that will help them become self-sufficient.

While Fairfax County does not have any publicly funded hospitals, the Health Department works with private and nonprofit medical facilities to prevent people from being discharged into homelessness. The Health Department developed a Homeless Services Resource Guide which was distributed by hospital representatives to case management and discharge planning staff. The guide is intended to provide staff with supplemental information to make appropriate discharge planning decisions. Nonprofit shelter providers work directly with hospital discharge planners to try to avoid discharge into homelessness and assist with arranging services and helping to find appropriate housing as needed. If no appropriate housing can be located and medical care is still needed, patients are referred to Fairfax County's Medical Respite Program, which expanded in FY 2020 with the reconstruction of Bailey's Shelter & Supportive Housing. The Medical Respite Programs provide respite care, not to exceed 30 days, to homeless individuals in need of acute medical care. There are currently nine beds available in this program across the CoC.

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

The CoC uses the Homeless Management Information System to collect data and prepare a variety of reports to evaluate the effectiveness of the homeless services system and measure progress. In 2009, the McKinney-Vento Homeless Assistance Act (Act) was amended by the Homeless Emergency Assistance and Rapid Transition to Housing Act (HEARTH Act), which established a set of selection criteria for CoC's to report their system-level performance to HUD. In the 2021 submission of System Performance Measures for federal fiscal year 2020, the average length of stay in emergency shelter was 89 days. Successful exits from street outreach projects was 54%. Ongoing investments in permanent housing for people experiencing homelessness, including individuals and families, those experiencing chronic homelessness, veterans, and unaccompanied youth, has proven effective in shortening the length of homelessness while increasing the number of people moving to permanent housing since the adoption of the Ten-Year Plan in 2008.

The HEARTH Act also required CoCs to design a local system to connect sheltered and unsheltered people experiencing homelessness to permanent, affordable housing and obtain the services necessary to sustain long-term stability. The establishment of eligibility and prioritization criteria for existing housing resources and development of standardized processes through the CoC's Coordinated Entry System has contributed to the successful outcomes achieved. Most individuals and families experiencing homelessness receive rapid rehousing assistance in emergency shelter with housing relocation and stabilization services, along with short-term rental assistance. However, the Coordinated Entry System helps to ensure that those that require more intensive housing interventions can be matched to the housing resources, such as permanent supportive housing or longer-term subsidies, that meet their needs.

One of the most serious challenges in providing effective and efficient homelessness prevention services, to prevent both first-time homelessness or returns to homelessness, is that program data is dispersed across multiple information management systems that depend on different funding source and department oversight. As a result, tracking system wide client data and outcomes is difficult or impossible. To help improve this situation, Fairfax County has initiated a five-year information technology road map that will create a technical means to exchange data and improve work processes for greater collaboration and positive impact on client lives. In FY 2018 an interagency data analysis pilot project was launched as part of this initiative to pull together data from homeless services, the main information and referral hotline, and health department. Analysis and refinement of the shared data warehouse is ongoing and will eventually improve the understanding of who is likely to become homeless and how to prevent that.

Addressing Veterans Homelessness and Transition Age Youth Experiencing Homelessness

During the 2021 Point-in-Time Count of homeless persons in Fairfax County, 5 percent of all single individuals experiencing homelessness identified as veterans. Just 1 percent of families reported a veteran head of household experiencing homelessness. This relatively low representation of veterans in

the local homeless population is a testament to the local, state, and federal leadership behind the efforts to end veteran homelessness.

In December 2015, Board of Supervisors Chairman Sharon Bulova agreed to have the county become part of the national Mayors Challenge to End Veterans Homelessness, an effort announced by First Lady Michelle Obama and amplified by the U.S. Department of Housing and Urban Development, the United States Department of Veterans Affairs, the United States Interagency Council on Homelessness and the National League of Cities. As outlined by the program, ending veteran homelessness means reaching the point where there are no veterans sleeping on the streets and every veteran has access to permanent housing. Further, the initiative works to provide systems so that should veterans become homeless or be at-risk of becoming homeless, communities will have the capacity to quickly connect them to the help they need to achieve housing stability. In November 2015, Governor Terry McAuliffe announced that the Commonwealth of Virginia had “effectively ended veterans’ homelessness” as the result of the coordinated efforts and hard work of providers across the state. A local interagency workgroup of local homeless veteran service providers continues to meet monthly to review the by-name-list of homeless veterans and move them to housing as quickly as possible. The greatest challenge for the Fairfax CoC to meet the federally established criteria for achieving the goal of ending veteran homelessness is identifying the permanent housing resources for chronically homeless veterans who are not eligible for Veterans Health Administration services and VASH vouchers.

In FY 2017 transition age youth experiencing homelessness began to be served by a new youth-dedicated, CoC-funded rapid rehousing program. The project is operated by a service provider with extensive experience serving homeless youth in the local community. In FY 2021 the project served 21 households, a total of 42 people. An efficient referral process between emergency shelters serving youth-headed households to the dedicated rapid rehousing program was also established in the local Coordinated Entry System.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The FCRHA performed the following rehabilitation work on its federal RAD-PBV (formerly Public Housing) portfolio between July 1, 2020 and June 30, 2021:

- Audubon (46 units, Lee District) – Installed new refrigerators.
- Greenwood (138 units, Mason District) - Installed new HVAC systems.
- Tavenner Lane (8 units, Lee District) - Installed new water heaters.
- Atrium (37 units, Lee District) – Replaced wooden dumpster enclosures. Installed new water heaters.
- Kingsley Park (108 units, Providence District) – Installed new carpeting and bathroom flooring.
- Old Mill (47 units, Mount Vernon District) – Replaced deteriorated posts, columns, and stair treads at exterior stairways.
- Ragan Oaks (51 units, Springfield District) – Installed new refrigerators and installed sheet vinyl and vinyl composition tile flooring. Installed new HVAC systems.
- Rosedale (97 units, Mason District) - Replaced damaged retaining wall. Installed new carpeting and new refrigerators.

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

The FCRHA continues to encourage resident participation on the Resident Advisory Council (RAC). The RAC is comprised of participants in the Housing Choice Voucher and Rental Assistance Demonstration (RAD) programs who provide recommendations on agency policies. The Council's primary purpose is to participate in the overall policy development and direction of RAD and HCV operations by reviewing and commenting on policy matters concerning FCRHA operations such as modernization, security, maintenance, resident screening and selection. The Council also provides the FCRHA with letters of support for agency initiatives and helps communicate these initiatives and other policy changes to other residents.

During FY 2020 and FY 2021, the Council was briefed and provided feedback and signed letters of support for the FY 2021 MTW Plan. The Council provided this feedback in FY 2020 and FY 2021 because HUD provided the FCRHA with an extension of the deadline for the MTW Plan until September 30, 2020, due to the COVID-19 pandemic. The Council submits its recommendations to the FCRHA as part of the FCRHA's annual plan to be forwarded to the Secretary, Department of Housing and Urban Development. The Council also initiated significant outreach and recruitment efforts to maximize resident participation.

The FCRHA as an MTW Agency

In December 2012 (FY 2013) the FCRHA was notified that it had been selected to become an MTW agency. In November 2013 (FY 2014), the FCRHA signed an agreement with HUD that officially designated the FCRHA as an MTW agency. The MTW designation enables the FCRHA to link its housing programs into a continuum; expand partnerships with nonprofit organizations to provide self-sufficiency services; reduce regulatory burden for staff and customers; and align housing resources with community needs.

The FY 2021 Moving to Work Plan continued to implement several policies aimed at decreasing the cost of assistance to households in the Housing Choice Voucher Program. These policies were implemented to financially sustain the program. In addition, the FCRHA was granted authority to implement two new MTW Activities in FY 2021. First, the FCRHA was given authority to modify the Rental Assistance Demonstration Project-Based Voucher (RAD-PBV) program admissions policy. New applicants to the program, who meet all eligibility requirements except they do not generate a Housing Assistance Payment, are now allowed to lease up in the program. Second, the FCRHA was granted authority to use MTW funds for the acquisition and development of affordable units. This will help the FCRHA increase the number of affordable homes in Fairfax County, particularly those affordable to households earning 60% AMI or below. In addition to the new activities, in FY 2021 the FCRHA was granted authority to utilize single fund flexibility to assist residents with a hoarding disability. Funding will be used to assist with organization and clean-up services for a pilot program involving RAD-PBV residents.

Self-Sufficiency Initiatives

In FY 2011, the FCRHA began operation of the PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center to link HCD residents with county resources to prevent eviction, assist with family crises, help meet lease obligations, facilitate access mental health services and participate in economic self-sufficiency programs. The PROGRESS Center has continued to coordinate, promote, and administer programs to enhance the economic and social self-sufficiency of FCRHA residents. Programs under the PROGRESS Center include Crisis Intervention and Service Coordination, HUD Family Self-Sufficiency (FSS) and Workforce Development. Work in these areas has yielded the below-noted outcomes in FY 2021

Crisis Intervention and Service Coordination

From 2010 through 2017, the FCRHA administered HUD's Resident Opportunities and Self-Sufficiency (ROSS) service coordination program which served residents of public housing. Although the FCRHA became ineligible for ROSS funding due to the conversion of public housing portfolio to RAD, the FCRHA has remained committed to serving residents in substantially similar programs.

Rebranded as the Family Stabilization and Service Coordination program, the focus remains on stabilizing households while expanding services to other FCRHA programs. In FY 2021, 99 households were served. In addition, the following outcomes were achieved:

- 93 households referred prior to July 1, 2020 continued to receive services.
- 18 of the 93 cases were closed during the reporting period, resulting in the following outcomes:
    - Family Stabilization: 18 households were connected to vital safety net programs and community support services, predominantly eviction prevention, mental health service, adult and aging services, and basic needs assistance.
    - Housing Stabilization: 18 households were prevented from losing safe and affordable housing; 2 household was relocated to more suitable housing.
- 36 new referrals for crisis intervention and/or service coordination were submitted to the PROGRESS Center by staff members on behalf of residents and identified as
    - 42% elderly and disabled
    - 19% disabled
    - 25% elderly
    - 14% neither or declined to answer
- 30 referrals were diverted to other providers.
- 6 referrals were opened as formal service coordination cases.

HUD Family Self-Sufficiency (FSS) Program

FCRHA has administered the Family Self-Sufficiency (FSS) program since the early 1990's. During FY 2021 the FCRHA served 107 households under the Family Self-Sufficiency (FSS) program, both as active participants and through aftercare services. As of June 30, 2021, of the 97 total households in the program, 12 were RAD-PBV. Of the RAD households:

- 1 household transitioned to a tenant-based voucher.
- 1 household is in the process of purchasing a home through HCD's homeownership program.

In addition, the RAD FSS program has achieved the following self-sufficiency outcomes during FY 2021:

Asset Development/Wealth Building

- The average escrow balance of the 12 participating RAD FSS families is calculated at $2771.

Employment

- 8 of 12 households (67%) are employed.
    - Average earned income is $ 26,508.
    - 6 families increased their household earned income. The median increase among these six families was $25,302.
    - 3 families are still unemployed as a result of COVID-19.

Training and Education

- 100 percent of households participated in a minimum of one type of training or educational activity (financial literacy, parenting, GED, technical/trade/workforce, or college level education).

Other family self-sufficiency initiatives included:

- Ongoing Marketing of Fairfax County Affordable Dwelling Units and First-Time Homebuyer properties throughout FY 2020.
- Marketing of for-sale Workforce Dwelling Units.
- Referring of families to the First-Time Homebuyers Program; and
- Coordinating with Public Housing/RAD-PBV, Housing Choice Voucher, and Fairfax County Rental Program participants desiring to transition from rental units to homeownership opportunities through the agency's MTW and THRIVE initiative.

Workforce Development

Training and employment that leads to a living wage is a critical component to long-term self-sufficiency. Agency efforts to increase access to programs and services include basic resource dissemination and referral services, hands-on career assistance, and management of a bridge program through strategic community partnerships. In FY 2021, the following workforce development activities occurred.

The Avenues to Career Training (ACT) program served 35 adults in FY 2021 with a 74% completion rate. This free, 8-week program is a bridge program that assists individuals on beginning their career in healthcare. Graduates went on to obtain credentials in Medical Billing and Coding and Dental Assisting. One student began Certified Medical Assistant Program at Northern Virginia Community College. One student is pursuing a Bachelor Degree in Healthcare Administration from University of Maryland. The students have the opportunity to explore occupations in healthcare, hear from guest speakers that work in the field, explore training providers and programs, and present an autobiographical presentation about their future goals as a capstone project. The program includes CPR/First Aid and Mental Health First Aid certifications. This program is possible because of partnerships HCD has developed with Britepaths, Computer Core, Financial Empowerment Center and Lorton Community Action Center. Fairfax- Falls Church Community Services Board covered the cost of Mental Health First Aid for participants.

Over 520 employment, training and education opportunities were shared through the PROGRESS Center's economic listserv.

Self-sufficiency initiatives under the PROGRESS Center including partnerships with Cornerstones, and Facets and County agencies such as the Fairfax County Department of Neighborhood and Community Services, were enhanced to bring programming into the County's RAD and FCRP community centers.

Services and Programs				
Program Name & Description (including location, if appropriate)	**Estimated Size**	**Allocation Method (waiting list/random selection/ specific criteria/other)**	**Access (development office /PHA main office / office / another provider name)**	**Eligibility (RAD- PBV or HCV participants or both)**
Housing Choice Voucher Homeownership	16 (Current Program Enrollment)	Applicant List	Homeownership staff continue to work with HCV families as they work toward their first home purchase. Three families purchased homes under the program in FY 2020.	Program assistance is available to HCV tenants who have been in the program for a minimum of one year and meet financial and other criteria.
Sponsor-Education Homeownership Seminars for properties with income and covenant restrictions in the First-Time Homebuyers Program - Homeownership Education	13 sessions with 1,200 attendees	Self-select to become eligible for First-Time Homebuyers Program	Fairfax County and Gerry Hyland Government Centers, and community events	Both RAD- PBV and HCV
CORNERSTONES RAD-PBV Properties Served: West Glade Programs/Services: Advocacy, case management and service coordination; basic needs assistance; summer lunch program; tutoring and homework help; out-of-school time enrichment activities; family education and awareness activities; community engagement; resident capacity building and leadership development.	Varies by program	Virtual; restricted to property residents	On-Site Community Center; Neighborhood Sites	RAD-PBV
FACETS RAD-PBV Properties Served: Robinson Square, Barros Circle, and Ragan Oaks, Wedgewood Programs/Services: Case management and service coordination; basic needs assistance; summer lunch program; tutoring and homework help; out-of- school time enrichment activities; family education and awareness activities; community engagement and leadership development. On-site computer lab.	Varies by program	Virtual; restricted to property residents	On-Site Community Center	RAD-PBV

Table: FCRHA RAD-PBV Services and Programs

Encouraging Participation in Homeownership Activities

Regarding actions taken to encourage RAD-PBV residents to participate in homeownership, Homeownership staff of HCD met with Robinson Square RAD residents to discuss the possibility of using their vouchers for homeownership opportunities during the relocation process. Two residents are purchasing homes with their tenant-based vouchers.

With Workforce Dwelling Units, those with incomes nearing the maximum income limit have the option to purchase units targeted to those with incomes up to 120 percent of Area Median Income. However, it was noted that many families in RAD-PBV units do not currently have sufficient cash assets required for homeownership. Those residents are referred to HUD-approved housing counseling agencies to work on their credit, savings and budgeting skills. Additionally, because RAD provides tenant-based Housing Choice Vouchers to residents, after a period, these residents can purchase homes under the HCV Homeownership program. This creates options for families when RAD units are renovated for replacement housing, whereas Public Housing residents did not have access to subsidies, RAD residents will.

Actions taken to provide assistance to troubled PHAs

Not applicable

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Fairfax County continued to utilize the Affordable and Workforce Dwelling Unit programs to deliver affordable housing units in new residential developments. In particular, the Workforce Dwelling Unit program (WDU program) provided affordable units in high-density areas near transit stations and employment opportunities. The County also ensured that approved residential rezoning applications either committed dwelling units and/or cash contributions to the Housing Trust Fund. Fairfax County will continue to implement land use policies to provide affordable housing opportunities to income eligible working households. It should be noted that Fairfax County amended its WDU rental program to serve more households at lower incomes throughout the reporting period. In March 2019, the Fairfax County Board of Supervisors (Board) established the WDU Policy Task Force to consider policy recommendations for the WDU rental program because the WDUs at the 100- and 120-income tiers were above market rents. On July 14, 2020, the Board authorized a Comprehensive Plan Amendment to provide updates to the county's WDU Policy for rental WDUs. The Countywide and Tysons WDU Policies were designed as proffer-based incentives to encourage housing development at a variety of

affordability levels in mixed-use activity centers. The Comprehensive Plan Amendment was unanimously approved by the Board on February 23, 2021. The recently amended WDU Policy for rental WDUs serves households earning between 60 and 80 percent of the AMI. The Fairfax County Board of Supervisors and the Fairfax County School Board adopted the One Fairfax racial and social equity policy in 2017, to ensure all individuals in the community have an opportunity to reach their highest level of personal achievement. Stable, affordable, and high-quality housing is the key to increasing access to opportunities and ensuring all residents can prosper. As part of the recently adopted Fairfax County Communitywide Housing Strategic Plan, the FCRHA will incorporate a racial and social equity review of future policymaking decisions.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

During FY 2018, the FCRHA expanded its role in serving the ID/DD population by entering into an agreement with DBHDS to administer an HCV-like program entitled the State Rental Assistance Program (SRAP). The increased focus on providing housing and other supportive services to this vulnerable population was mandated by a Supreme Court decision and a resultant agreement between the U.S. Department of Justice (DOJ) and the Commonwealth of Virginia. Through this partnership, state funds are allocated to the FCRHA through DBHDS to provide rental assistance for families in this special population and the program will be administered by FCRHA staff. DBHDS screens and refers eligible members of this population to FCRHA staff. The FCRHA has continued to play a lead role in addressing the housing needs of persons with intellectual and/or developmental disabilities (ID/DD) in FY 2021. As of June 30, 2021, the FCRHA was serving 116 eligible households. 110 households were under lease agreements, 4 had certificates issued and were actively searching for units, and 2 were completing the financial eligibility process.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Abatement of lead-based paint in Fairfax County's Public Housing was completed in the fall of 1997. No new Public Housing units have been added since that time. Telephone consultation, literature, and referrals to private lead testing companies are provided to citizens who call regarding lead-based paint or other potential environmental lead hazards in the community. The County has implemented procedures for compliance with regulations issued by HUD which established new requirements for notification, evaluation, and reduction of lead-based paint hazards in federally owned residential property and housing receiving federal assistance. HCD staff have attended training seminars on Implementing the Lead Safe Housing Rule in CPD-Funded Programs.

Lead-based paint hazards review is part of the County's Environmental Review process for all federally funded projects. Project managers fill out Environmental Review Abstracts in which the age of the property is identified to determine if the property was built at a time when lead-based paint was used, as well as whether any paint will be disturbed. If answers to these questions warrant further review, the case is sent to HCD's staff person responsible for lead-based paint follow-up and mitigation. Appropriate

actions are taken to ensure compliance with Lead-Based Paint Regulation (24 CFR Part 35) including testing. The appropriate level of remediation is done for lead-based paint findings.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The Fairfax County Consolidated Community Funding Pool (CCFP) is a competitive grant process for funding human services through community-based organizations. Begun in 1997, the CCFP combines Fairfax County General Fund dollars along with the Community Development Block Grant (CDBG) and the Community Services Block Grant (CSBG). The CCFP provided funding for several projects that met the priority to provide supports that assist individuals and families in achieving self-sufficiency.

Under the Department of Family Services, the Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors. The CAAB advises the Board on the needs, concerns and aspirations of low-income persons and recommends policies that promote meaningful change. The CAAB makes the determination as to which projects will receive CSBG funding through the CCFP process. Programs funded through the CCFP with CSBG funds are targeted towards households with incomes at or below 125% of the Federal Poverty Program Guidelines. In FY 2021 CSBG funds totaling $1,011,083, were used for the following types of projects, based on the funding priorities of the Community Action Advisory Board (CAAB) which oversees the disbursements of the CSBG funds:

- Housing 35%
- Heath & Social/Behavioral Development 25%
- Support Services (Childcare) 20%
- Employment 10%
- Education & Cognitive Development 10%

Six Community-Based Organizations received a total of 10 contracts partially or fully funded with CSBG. These organizations report quarterly to the CAAB on the success of their programs. They are:

Housing

Shelter House - Domestic Violence & Supportive Housing - Provides housing location assistance, rental assistance, and intensive case management to victims of domestic violence experiencing homelessness.

Cornerstones – Affordable Housing Plus - Provides supportive services to individuals to ensure they do not return to homelessness once they enter permanent housing.

Pathway Homes - Provides support in moving into permanent housing if not currently housed, education on lease requirements and community rules, training on basic living skills that support housing stability (budget, care of self and personal space, etc.), assistance emergent and ongoing healthcare needs, conflict resolution and problem-solving skills training, advocacy in support to ensure housing rights are not violated, support in accessing community resources to sustain independent living

in the community, advocacy with landlord as appropriate, social skills training to include interpersonal skills and assertiveness skills training and support in transitioning to other stable permanent housing as needed/preferred, to adults with severe mental illnesses and/or other co-occurring disabilities.

Second Story - Assisting Young Mothers - Young women 18-22 years old who are homeless single mothers and their children will receive safe stable housing, food and clothing. Services provided including linking the young women to community resources, help with educational goals, job preparedness, financial literacy, a savings plan, life skills training and medical and mental health care.

Second Story - Homeless Youth - Provide homeless unaccompanied Fairfax County High School students with assistance in locating and affording safe, stable, appropriate housing.

Health & Social/Behavioral Development

United Community Ministry – Stepping Stones – Provide three-day emergency supply of food, supplemental nutritious foods, including fresh produce to individuals and households**.**

Support Services (Childcare)

Northern Virginia Family Service – Multicultural Center - Provide direct assistance and/or referrals for clients to be able to meet their basic needs (such as food, clothing, shelter, transportation, employment, medical services, etc.) and access community resources that promote stability.

United Community Ministries - Early Learning Center - Provide early learning and care to the children of parents seeking to obtain or maintain employment or to purse higher educational or vocational goals.

Education & Cognitive Development

Second Story - Culmore Youth Outreach Program - Provide youth with activities that encourage them to stay in school and improve their academic achievement which includes supervised recreation, homework assistance, enrichment activities and assistance with college applications

Cornerstones – Kids and Parents Engage - Improves the academic performance of targeted children and youth through Afterschool Out-of-School-Time (OST) programming which includes homework help and enrichment programming.

In addition to the CSBG funds, approximately $10 million in County General Funds are awarded through the CCFP pool and $2 million in CDBG funds (discussed in a previous section.) A complete list of the programs funded by the CCFP can be found at

fy21-22_list_of_awards.pdf (fairfaxcounty.gov)

In addition to the Funding Pool, the Fairfax County Department of Family Services (DFS) coordinates a

regional, volunteer-run campaign, known as the Volunteer Income Tax Assistance (VITA) Program, to provide free assistance with the preparation of federal and state income tax forms for individuals and families with low to moderate-income. For tax year 2020, the Northern Virginia VITA outcomes were obviously lower than previous years due to COVID:

- 27 dedicated, IRS trained and certified volunteers
- 3 VITA sites and 3 Facilitated Self Assistance sites
- 821 Federal and State Tax Returns prepared and filed
- $1.6 million in Federal Tax refunds
- $410,560 Child Tax Credit (CTC)
- $503,442 Earned Income Tax Credit (EITC)

HCD and DFS Coordinated Efforts

Proposed actions in the plan relating to the goals of the Community Action Advisory Board were undertaken as were the following identified programs: Housing Choice Voucher, Transitional Housing, Permanent Supportive Housing, and Family Unification Program. New organizations were funded in the Funding Pool 19-20 cycle by the Community Services Block Grant, with a greater emphasis on affordable housing and a decrease in the number of Emergency Services providers funded.

The Fairfax County Department of Housing and Community Development (HCD) and DFS coordinate efforts and share responsibilities in fighting poverty. Other coordination efforts between HCD and DFS include client referrals, information sharing regarding mutual clients (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs. Specific programs include:

Partnership for Permanent Housing and Housing Choice Voucher Program

- Partnership for Permanent Housing: HCD and DFS operated the Partnership for Permanent Housing, in cooperation with three Fairfax County nonprofit organizations (Northern Virginia Family Service, Reston Interfaith, and New Hope Housing). PPH provided stabilized, affordable rental housing and intensive case management and supportive services to homeless and formerly homeless families. The primary goal of the program was for families to achieve self-sufficiency and homeownership. The contract services with the participating nonprofit agencies were discontinued in FY 2012 when the program completed its fifth and final year. However, the nonprofit agencies have been continuing to work with a few remaining families who are still receiving tenant-based rental housing assistance through federal funding administered by HCD.
- Housing Choice Voucher: HCD receives referrals and issues vouchers for homeless families, and DFS and the Office to Prevent and End Homelessness (OPEH) provide ongoing supportive

services for them. As a continuation from FY20, during FY 2021 HCD ceased accepting all referrals due to funding.

Permanent Supportive Housing and Family Unification Program

- HCD collaborates with the Fairfax-Falls Church Community Services Board (CSB) to provide supportive housing units at several FCRHA-owned Rental Assistance Demonstration (formerly Public Housing) and Fairfax County Rental Program properties. The CSB makes referrals to HCD, considers appropriate roommate matches, and provides ongoing case management services for this special population.
- Unification Program: FCRHA administers 175 Family Unification Vouchers (housing choice vouchers) that were awarded from HUD. The Family Unification Program (FUP) is a program under which Housing Choice Vouchers are provided to two different populations: 1) Families for whom the lack of adequate housing is a primary factor in (a) the imminent placement of the family's child or children in out-of-home care, or (b) the delay in the discharge of the child or children to the family from out-of-home care. There is no time limitation on the FUP family vouchers. 2) For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and have left foster care or will leave foster care in 90 days and are homeless or are at risk of becoming homeless at age 16 or older. DFS screens and refers these youth and the families and provides follow up case management for them for at least one year after they receive their voucher. FACETS is also providing the follow up case management if the family no longer needs DFS services.

Bridging Affordability Program

HCD also administers the Bridging Affordability Program, a locally funded rental subsidy program operated through a consortium of nonprofit organizations. As of the end of June 2021, a total of 659 households have leased up through the Bridging Affordability Program. Eighty-eight percent (88%) of those that have left Bridging Affordability moved to sustainable housing.

In FY 2021, 27 households left Bridging Affordability, including 12 (44.4%) households that moved to market rate housing. The average income served in the program in FY 2021 was $18,144.

Bridging Affordability is intended to be a gateway to the county's Housing Continuum as part of the Fairfax County Redevelopment and Housing Authority's Moving to Work program. The Housing Continuum and the FCRHA's Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) Initiative is an approach that provides work incentives, service supports, and permanent housing to residents of FCRHA properties. The THRIVE Housing Continuum is focused on self-sufficiency and establishes goals to help residents move to their highest level of success.

The Bridging Affordability program officially ended on June 30, 2021. The Rental Services and Subsidy Program (RSSP) will replace the Bridging Affordability Program with more access to our residents at

lower or no income levels. It will serve those that are homeless, are victims of domestic violence, have a physical and/or sensory disability or are clients of the Community Services Board.

Section 3 Residents and Businesses Assisted

FY 2021 Section 3 Efforts

- Maintain employment resource areas in multiple locations (FCRHA-owned properties, main lobby at both FCRHA administration offices) with job postings, job fairs, hiring events, and training programs.
- Weekly economic listserv disseminated to subscribers that included job postings, job fairs, entrepreneurial resources, and training resources.
- Dissemination of job fairs and job lead flyers in all common areas of properties and the office lobbies until March 2020 at which time offices were closed to the public due to COVID.
- Served 30 adults in the Healthcare Pre-Apprenticeship Program.
- Contractors reported 7 Section 3 new hires out of a total of 16 (43.75%) during this reporting period.

Partnerships

Avenues to Career Training (Employment Training Program)

HCD partnered with the local non-profit Britepaths for a third fiscal year, on an employment bridge program with a focus on healthcare. The program served 35 adults in FY21, with a completion rate of 74%. All participants were either unemployed or underemployed and had barriers to entering a traditional learning institution. The program was enriched this year by welcoming a new instructor that is a retired registered nurse.

The Avenues to Career Training Program (ACT) assists adult learners in beginning a career pathway to join the workforce in the high demand sector of healthcare. Its goals are simple yet comprehensive: 1) provide contextualized adult basic education to low-income, underemployed residents that lack the confidence and/or academic level to enter into a traditional vocational training program, 2) help fill the gap of workers needed in the healthcare industry, 3) provide basic computer training, 4) provide financial literacy using volunteers from the Financial Empowerment Center, 5) guide students through career exploration and planning, and 6) provide supportive services to promote long term economic independence. The program targets 'hard-to-serve' residents who live in the southern part of Fairfax County, as this is where there are large pockets of extremely low-income citizens and gaps in access to services. The eligibility requirements to participate in this free program are: 1) be a Fairfax County resident and 2) test at a minimum of 8th grade reading and math. The Bureau of Labor Statistics site that healthcare occupations will grow by 15% between 2109-2029. A trending interest of the ACT participants is to pursue Medical Billing and Coding; the assumption is that due to the pandemic, there is less interest in direct patient care.

The program was 100% virtual due to the pandemic. This proved to have benefits to include serving residents in parts of the county outside of the Route 1 corridor, as well as, serve those with transportation and childcare barriers.

HCD and Britepaths continued to collaborate with the local workforce agency, Virginia Career Works (formerly SkillSource Group) and the Department of Family Services to provide after care employment services to the graduates. Twenty-three percent of students went on to further their vocational training after completing the ACT program. Funds utilized to support the students in their vocational training include Workforce Innovation and Opportunity Act (WIOA), state scholarships/assistance, and federal loans from the Department of Education. In addition, Britepaths received a private donation that was awarded to 2 program participants. The students that pursued further vocational training went to one of the following providers: NOVA Workforce, FCPS Adult and Community Education, University of Maryland Global Campus.

Other partners that make this program possible include Computer Core, Financial Empowerment Center, and Lorton Action Community Center. Britepaths received a 2-year grant for fiscal years 2021-2023 from the Consolidated Community Funding Pool (CCFP) which provides necessary funding to continue offering this free program to Fairfax County residents and tenants of HCD housing programs through June 30, 2022.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

During FY 2021, Fairfax County staff provided assistance as needed to help nonprofit staff understand the terms and compliance requirements of the CCFP funding, which includes CDBG and Community Services Block Grant (CSBG) funds, for specific targeted public services activities.

In addition, Fairfax County implemented primary activities under its HOME Program, ensuring that funds will be committed and expended in a timely and productive manner each program year. These programs include:

- Tenant Based Rental Assistance;
- Affordable Housing RFP; and
- Fair Housing.

The Real Estate Finance and Grants Management Division provides program technical assistance to the various divisions within HCD that use county HOME funds in support of these program activities. In addition, it should be noted that the community-based nonprofit organizations operating in the county actively participate in the development of policies and programs related to the provision of affordable housing and public services.

Strategy 1 and Future Actions

The following is a report on strategies proposed in the Action Plan:

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

The Bridging Affordability Program is a time-limited rental assistance program that lasts for up to two years. Eligible individuals must currently be listed on an FCRHA waitlist (such as FCRP, Housing Choice Voucher, or Public Housing), or on a CSB residential/housing waitlist (e.g., in the Community Housing database or on a supportive residential waitlist). Households pay 30 or 35 percent of their monthly income toward rent. CSB is allocated a specific number of Bridging Affordability space allotments. Bridging Affordability prioritizes individuals who are being discharged from residential treatment and have no other housing options for this resource. Landlords must agree to accept the Bridging Affordability assistance and participate in annual housing inspections.

In combination with the Bridging Affordability Program and in collaboration with Northern Virginia Family Service (NVFS), a short-term rental assistance program entitled STRAP was implemented during the FY 2015. Under this program, individuals can receive one year of housing subsidy. Since 2016, the Bridging and STRAP programs have supported 48 individuals to transition into housing for a maximum of two years while they increase self-sufficiency and plan for exiting the programs and planning for long term housing options. Among the other CSB populations included in the pilot were those with Mental Health and Substance Use disorders, and those currently experiencing homelessness or at risk of homelessness.

Strategy 2 and Future Actions

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

In FY 2016, the Fairfax County Long Term Care Coordinating Council collaborated with the 50+ Plan Program for the Shared Housing initiative. This initiative/program was designed to enable older adults to remain in their homes, frequently referred to as promoting “aging in place”. The initiative’s primary focus is to assist older adults residing in Fairfax County to locate someone to “home share” with them. The purpose of the “home share” function is to provide safety and non-personal care support (e.g. shopping, shoveling snow, etc.) in exchange for reduced rent.

Actions proposed for this strategy include: 1) development of a guidebook as a resource for individuals interested in home sharing. As of June 2018, the completed guidebook is published and called “A Consumer’s Guide to Homesharing”, https://www.fairfaxcounty.gov/familyservices/sites/familyservices/files/assets/olderadults/pdfs/2019-01-29-consumers-guide-to-home-sharing.pdf; and 2) Establish a home share program at a reputable

non-profit. Work continues to secure funding and a local non-profit to establish and operate a home share program. In the past year, several web-based home share programs targeting older adults have emerged in the marketplace providing on-line home sharing guidance and support

.In addition, another program as part of **The Northern Virginia Housing & Supportive Services Regional Implementation Team project** launched a site for finding a roommate: http://www.novahss.org/about- the-roommate-i-match-service. As individuals with developmental disabilities increasingly decide to access integrated, independent housing, one major challenge that can hinder progress is finding a roommate. This web-based tool aims to make that part of the process more efficient and connects a client with a prospective housemate that they would not be aware of otherwise. Information sessions continue and are sponsored by Service Source and the regional team with moderate success.

Strategy 3 and Future Actions

Strategy #3: Expand the Housing Locator program to serve non-homeless individuals with disabilities in precarious housing situations.

In 2019, the housing locator program continued its scope to include non-homeless individuals with disabilities in precarious housing situations. For example, many individuals with intellectual disabilities have made the choice to move out of their current housing situations which include nursing homes, family homes, Intermediate Care facilities and institutions. However, they may find it very difficult to locate housing in a timely manner. In response to this current need for Fairfax County, the Virginia Department of Behavioral Health and Developmental Services (DBHDS) has funded two positions that will function as Community Housing Guides. These individuals will assist Fairfax County residents who are diagnosed with Intellectual or Developmental Disabilities (I/DD) in providing housing location and housing stabilization services. It is anticipated that the majority of these individuals will also utilize the State Rental Assistance Program (SRAP) which provides non-time limited vouchers for this population. Future strategies include launching the Community Housing Guide service in Fairfax County by June 2020, collaborating with a reputable community partner familiar with the needs of people with intellectual and developmental disabilities

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Proposed actions in the plan relating to coordination efforts between the Department of Housing and Community Development (HCD) and the Department of Family Services, specifically client referrals, information sharing regarding mutual clients (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs, were undertaken. Regarding how future actions will change as a result of the current year, in Fiscal Year 2021 the Community Action Advisory Board continued to work closely with HCD, in recognition of the importance of affordable housing to improving the economic success in

the county by providing input into the Communitywide Housing Strategic Plan and advocating at the state and local level for the allocation of resources to ensure the plan is implemented

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

Testing

- Fair Housing Testing:
- An effective testing program, strong enforcement of fair housing laws and ongoing efforts to provide outreach and education programs on fair housing compliance issues are all essential components of the County's efforts to minimize housing bias and ensure that equal housing opportunity is a reality in Fairfax County. During the past year, the Fairfax County Office of Human Rights and Equity Programs (FCOHREP) entered into a contract with a local fair housing organization to conduct a series of fair housing and fair lending tests in the mortgage, sales, and rental markets. Protected classes covered included race, ethnicity, and disability. Although some of the testing was delayed and testing methods revised due to the corona virus pandemic, the tests have been completed and analyzed. A report detailing the results is underway and will be released shortly.

Enforcement Activities

- The Fairfax County Office of Human Rights and Equity Programs (FCOHREP) is a U.S. Department of Housing and Urban Development (HUD) certified substantially equivalent agency and, therefore, eligible to file and investigate complaints under Fairfax County jurisdiction that are dual filed with HUD. The agency's Human Rights Division received 36 new fair housing complaints between July 1, 2020 and June 30, 2021, all but 7 of which were dual filed with HUD.
- 47 cases were investigated or engaged in post-cause conciliation by staff during this period, all but 4 of which were dual filed with HUD.
- 30 complaints were closed,
    - 19 with a "No Cause" finding,
    - 1 was closed with a "Cause" finding,
    - 9 cases were conciliated, and
    - 1 complaint was withdrawn by the Complainant following resolution.
- 16 cases remained under investigation
- 2 remain open for ongoing post-cause conciliation as of June 30, 2021.

Education and Outreach Events and Materials

Presentations:

- **August 20, 2020: Fair Housing Laws: New Developments, Guidance and Emerging Issues (Webinar).** The Fairfax County Office of Human Rights and Equity Programs (FCOHREP) and the Equal Rights Center (ERC) in collaboration with Legal Services of Northern Virginia (LSNV) and the Northern Virginia Association of Realtors (NVAR) provided a fair housing presentation. In addition to covering federal and local fair housing laws in detail, the discussion included information on several new fair housing laws recently enacted in the State of Virginia (sexual orientation, gender identity, source of funds, and veteran status). The presentation also addressed fair housing issues related to COVID-19. Approximately 190 individuals representing the public, private and non-profit sectors, including representatives of the real estate industry attended.

- **October 15, 2020: Episcopal Church Women of the Diocese of Virginia** – Human Rights Commissioner Harry Salinas conducted a fair housing and employment discrimination presentation to the congregation. FCOHREP staff assisted in the presentation by sharing information and links to FCOHREP resources in the chat and mailing 200 "Know Your Rights" brochures for distribution to attendees ahead of the virtual event.

- **December 1, 2020: Fairfax County Veterans Collaborative –** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws. Approximately nineteen (19) persons were in attendance.

- **December 14, 2020: National Alliance on Mental Illness (NAMI) Northern Virginia** - FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws. Approximately eighteen (18) persons were in attendance.

- **December 17, 2020: Fairfax County Communities of Trust Committee** - FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing laws. Approximately thirty-four (34) persons were in attendance.

- **December 21, 2020: Service Navigation Team Meeting** - FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws. Approximately fifteen (15) persons were in attendance.

- **January 15, 2021: United Community Progreso Center.** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation to Progreso Center staff. The session included an overview of federal and local fair housing and employment laws. Approximately 10 persons were in attendance.

- **January 19, 2021: Insight Memory Care Center.** FCOHREP's Outreach and Education Specialist conducted an informational presentation to Insight Memory Care Center staff covering overview of OHREP's fair housing and employment discrimination presentation. One staff member was in attendance.

  January 21, 2021: Culmore Partners Meeting. FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws. Approximately 30 persons were in attendance.

- **January 27, 2021: Springfield Partners Meeting.** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws. Approximately 25 persons attended.

  January 29, 2021: Northern Virginia Resource Center for Deaf & Hard of Hearing Persons. FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws and highlighted disability and reasonable accommodations-related information. Approximately 17 persons were in attendance.

- **February 11, 2021: Fairfax County Chapter Citizens' Climate Lobby Meeting.** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws. Approximately 16 persons were in attendance.

- **February 12, 2021: Fairfax County Department of Family Services Adult & Aging Managers Meeting.** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws. Approximately 22 persons were in attendance.

- **February 23, 2021: Fairfax County Department of Family Services Adult & Aging Unit Meeting**. FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws. Approximately 12 persons were in attendance.

- **February 24, 2021: Fairfax County Bar Association.** FCOHREP's Director gave a presentation to the Fairfax County Bar Association on the offices' intake and investigative procedures. Approximately 20 persons were in attendance.

- **March 1, 2021: Cornerstones Management Team Meeting.** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws and highlighted disability and reasonable accommodations-related information. Approximately 24 persons were in attendance.

- **March 18, 2021: Legal Services of Northern Virginia All-Staff Meeting**. FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation to the Legal Services of Northern Virginia staff. The session included an overview of federal and local fair housing and employment laws. Approximately 68 persons were in attendance.

- **March 23, 2021: Fairfax County Department of Family Services Adult and Aging Division "Chat with an Adult Services Social Worker."** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing laws, highlighted disability and reasonable accommodations and related information. Approximately 13 persons were in attendance.

- **April 6, 2021: Fairfax County NAACP Housing Committee.** FCOHREP's Director and Fair Housing Specialist presented information regarding the agency role in enforcement, education and outreach initiatives and resources available.

- **April 15, 2021:** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation to Literacy Council of Northern Virginia faculty. The session included an overview of federal and local fair housing. Approximately 11 persons were in attendance.

- **April 15, 2021: Literacy Council of Northern Virginia Faculty Meeting #1**. FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation to Literacy Council of Northern Virginia faculty. The session included an overview of federal and local fair housing and employment laws. Approximately 11 persons were in attendance.

- **April 16, 2021: Literacy Council of Northern Virginia Faculty Meeting #2**. FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation to Literacy Council of Northern Virginia faculty. The session included an overview of federal and local fair housing and employment laws. Approximately 11 persons were in attendance.

- **April 22, 2021**: Fairfax County NAACP General Body Meeting. FCOHREP's Director gave a presentation. The focus was on FCOHREP's fair housing enforcement and outreach efforts. Approximately 30 persons attended.

- **April 26, 2021: Shelter House Inc. Staff Meeting.** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation to Literacy Council of Northern Virginia faculty. The session included an overview of federal and local fair housing and employment laws. Approximately 12 persons were in attendance.

- **April 27, 2021: "Fair Housing: Moving Forward in the Age of the Pandemic: Legal Challenges, New Guidance and Emerging Issues" Webinar.** FCOHREP, in collaboration with the Equal Rights Center, Legal Services of Northern Virginia, and the Northern Virginia Association of Realtors®, hosted a virtual fair housing presentation and training session. Information covered included an overview of federal, state, and local fair housing laws; examples of fair housing and associated legal issues that have emerged in relation to COVID-19; proposed/new guidance on "source of income" protections; and developments concerning "sexual orientation" and "gender identity." A brief overview of the importance of the area's Regional Analysis of Impediments to Fair Housing (RAI), the process involved and the opportunity for community involvement was also provided. Approximately 240 persons were in attendance.

- **May 11, 2021: Opportunity Neighborhood (ON) Mount Vernon Neighborhood Ambassadors Meeting**. FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation to ON Mount Vernon Neighborhood Ambassadors. The session included an overview of federal and local fair housing and employment laws. Approximately 18 persons were in attendance.

- **May 14, 2021: Rotary Club of Bailey's Crossroads.** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation to Rotary Club of Bailey's Crossroads members. The session included an overview of federal and local fair housing and employment laws. Approximately 30 persons were in attendance.

- **June 1, 2021: Fairfax County Neighborhood and Community Services (NCS) Virtual Center for Active Adults Virtual Event.** FCOHREP's Outreach and Education Specialist conducted a fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing laws. Approximately 6 persons were in attendance.

- **June 3, 2021: OHREP Listening Session. FC**OHREP and the Fairfax County Human Rights Commission in partnership with Hunter Mill District Supervisor Walter Alcorn and Dranesville District Supervisor John Foust hosted a virtual listening session for community-based organizations. Information covered included an overview of OHREP, fair housing and employment laws, and the intake process. Approximately 28 persons were in attendance.

- **June 3, 2021: Rotary Club of Falls Church. FC**OHREP staff conducted a fair housing and employment discrimination presentation to Rotary Club of Falls Church members. The session included an overview of federal and local fair housing and employment laws. Approximately 12 persons were in attendance.

- **June 14, 2021: "LGBTQ+ Protections in Fairfax County" Virtual Event.** FCOHREP, in partnership with Aging Rainbows hosted a virtual fair housing and employment discrimination presentation. The session included an overview of federal and local fair housing and employment laws, including new civil rights protections recently enacted in Virginia: source of income, sexual orientation, gender identity, and veteran status. Approximately 32 persons were in attendance.

- **June 21 – 27, 2021: Vienna Firefly Chase 5k Run/Walk and Kids 1 Mile Fun Run. FC**OHREP is a sponsor of this virtual event hosted by the Vienna Volunteer Fire Department. OHREP provided 600 brochure materials to be included in race packets.

- **June 23, 2021: "Know Your Rights: Fair Housing and Employment Laws" Virtual Event.** OHREP, in partnership with RestON and ON Herndon hosted a virtual fair housing and employment discrimination presentation for RestON and ON Herndon community members. Approximately 15 persons were in attendance.

- **June 28, 2021: OHREP Listening Session – Mason District. FC**OHREP and the Fairfax County Human Rights Commission in partnership with Mason District Supervisor Penny Gross hosted a virtual community listening session. The presentation included an overview of fair housing laws, protected classes covered at the federal, state, and local levels (including the four new protected classes recently enacted in Virginia), prohibited activities and accessibility requirements. and the intake process. Three persons were in attendance.

***Resource Festivals (Virtual)*:**

- Generally, throughout the year, OHREP staff members host and manage information booths at various resource fairs throughout the County. This includes displaying and distributing fair housing brochures and related materials in a variety of languages, providing information about the services and resources available, discussing the enforcement role the agency provides, and answering questions. While due to the COVID-19 pandemic, FCOHREP staff were unable to attend in-person resource fairs, on a few occasions, however, staff were able to take advantage of opportunities to exhibit material at a few virtual expos as follows:

- **2021 Northern Virginia Housing Expo.** FCOHREP is an exhibitor at this yearlong virtual event. The virtual booth features a graphic about the protected classes, links to FCOHREP's brochure page and videos: "Fair Housing Concerns and COVID-19" and "Predatory Lending: A Conversation with John Relman."

- **April 1, 2021: George Mason University Off-Campus Virtual Housing Fair.** FCOHREP participated as an exhibitor at this virtual event. The virtual booth featured links to OHREP's brochure page and the ***"Fair Housing Concerns and COVID-19"*** animated video. Approximately 223 persons attended the event.

Brochures/Publications/Materials:

- Due to the pandemic, FCOHREP distributed a number of its fair housing brochures and related publications electronically. In addition to fair housing brochures and related publications and materials distributed or shown as part of FCOHREP fair housing presentations virtual resource fairs, and other events, the agency regularly provided materials to various other county agencies and organizations for display and distribution. Fair housing materials also are available at libraries throughout the county, for download on the agency's website, and in hardcopy upon request.

Media/Advertising:

- The FCOHREP website continues to feature a variety of fair housing videos, brochures, and other publications, some of which are listed below:

Fair Housing Concerns & COVID-19:

- Video on Demand - Fairfax County, Virginia (ebmcdn.net)
- This animated video focuses on fair housing issues that have emerged as a result of the COVID-19 pandemic. The link to the video released in early 2021 has been widely distributed and the video shown at a variety of events and meetings. It is available for viewing on Channel 16 on demand, on You Tube, and via a link on the agency's website.

Equity: Predatory Lending:

- Equity: Predatory Lending | Cable and Consumer Services (fairfaxcounty.gov)
- Prominent civil rights attorney, John Relman answers Internet forum questions on predatory lending. Relman describes how unfair lending practices have historically targeted communities of color and how consumers and advocates can hold banks and lenders accountable for deceptive sales tactics. The video is available for viewing on Channel 16 on demand and via a link on the agency's website.

Fair Housing Act (50 Years)

- Fair Housing Act (50 Years) | Cable and Consumer Services (fairfaxcounty.gov)
- This video, taped using footage from FCOHREP's 2018 fair housing month annual event, includes interviews with featured speakers on the significance of and events surrounding the passage of the Fair Act in 1968 and related current issues. The video is available for viewing on Channel 16 on demand and via a link on the agency's website.

Fairfax Neighborhoods: Welcome to Reston

- Fairfax Neighborhoods: Welcome to Reston - YouTube
- This video provides information about the county's First Time Homebuyers Program, workforce housing initiatives, and the variety of transportation choices, affordable housing options and amenities available to county residents. While the video features Reston, the segment notes
- the inclusiveness and diversity of the county and highlights the many features that make Fairfax County a great place to live, work, and play. The video is available for viewing via a link on the agency's website.

E-Newsletters:

- Beginning in January 2021, FCOHREP began issuing a quarterly E-Newsletter to all of its outreach contacts. The E-Newsletter includes information about upcoming events, reports on previous community happenings and contains important news and updates in the fields of fair housing and human rights.

Transit Ad Campaign:

- The Fairfax County Transit System continued to feature fair housing ads on the inside of county buses with both Spanish and English versions on display. The ads, designed to promote the role of the agency in enforcement, include contact information.

Other Outreach Related Activities:

- **July 1, 2020 - June 30, 2021: Fairfax County Communities of Trust Committee.** Throughout this period FCOHREP's outreach and communication specialist regularly attended virtual committee meetings. The committee, comprised of various professionals from multiple county agencies and outside stakeholders, sets to advance collaboration, partnerships, and outreach between public agencies and the communities they serve. It provides a chance to learn of opportunities to engage in education and outreach activities throughout the County.

- **July 1, 2020-June 30, 2021: Fairfax County Community Engagement Community of Practice Meeting.** Throughout this period FCOHREP's outreach and communication specialist OHREP's regularly attended virtual meetings. The meetings, comprised of approximately 25 outreach and community engagement professionals from multiple county agencies, offered an opportunity to discuss outreach activities, opportunities to collaborate, and share expertise on engaging and mobilizing community members.

- **July 1, 2020-June 30, 2021: Fairfax County Provider Coordination Team.** Throughout this period FCOHREP's outreach and community specialist regularly attended virtual meetings with professionals from multiple county agencies, nonprofits, and community organizations. This ad-

hoc group, comprised of 15 professionals from multiple county agencies and outside stakeholders, was formed in response to the COVID-19 pandemics. It sets to advance collaboration, partnerships, and outreach between public agencies and the communities they serve, and works to address community needs, including housing related issues throughout the County. It also provides a chance to learn of opportunities to engage in education and outreach activities throughout the County.

- **July 1, 2020-June 30, 2021: Community Outreach Professionals Virtual Meeting**. Throughout this period FCOHREP's outreach and communication specialist participated in meetings with outreach and community engagement professionals from multiple county agencies to discuss activities and opportunities to collaborate.

- **July 1, 2020-June 30, 2021: Fairfax County Human Rights Commission Fair Housing Task Force Meeting (Virtual).** FCOHREP staff members provide support and facilitate quarterly meetings of the Task Force comprised of stakeholders from the housing industry; representatives of community associations, non-profit groups, the government sector; and the public. Topics discussed included newly enacted fair housing protections in Virginia; fair housing issues related to the COVID-19 pandemic including evictions, homelessness, domestic violence, and sexual harassment; and other fair housing issues of concern.

- **September 20, 2020: Culmore Partners Meeting.** FCOHREP's outreach and communication specialist attended this meeting with outreach and community engagement professionals from multiple county agencies, nonprofits and community organizations serving the Culmore community. A large number of Hispanic residents live in the area.

- **October 6, 2020: Voices of Black Fairfax.** FCOHREP's outreach and communication specialist participated in a series of facilitated conversations with Black leaders representing various sectors and neighborhoods across Fairfax County to discuss the drivers that contribute to inequity in the Black community.

- **October-November 2020: A Safe Place to Dig Deep: Trust Building in the Black Community.** During this period, FCOHREP's Outreach and Education Specialist participated in a 3-part series of virtual community discussions that intended to shift the narrative around mistrust, while exploring the relationship of trust between the Black community and a variety of systems.

- **October 19, 2020: Fairfax Alliance for LGBTQ Learning Inclusion and Equality Development (FFX ALLIED)**. FCOHREP's Outreach and Education Specialist attended a meeting with professionals from multiple county agencies and outside stakeholders. This ad hoc committee aims to be a countywide and potentially multi-county initiative between agencies, community organizations, and community members engaged in work to empower and promote safety for LGBTQ-identified people.

- **December 2020-January 2021: North County Team.** FCOHREP's Outreach and Education Specialist attended meetings with outreach and community engagement professionals from multiple county agencies, nonprofit organizations, and community organizations serving the North Fairfax community.

- **December 2020-April 2021: Region 4 Cross Agency Team.** FCOHREP's Outreach and Education
  Specialist attended a series of meetings with outreach and community engagement professionals from multiple county agencies, nonprofit organizations and community organizations serving the Western Fairfax County community.

- **January 8, 2021: Literacy Council of Northern Virginia**. FCOHREP's Outreach and Education Specialist met with a representative from the Literacy Council of Northern Virginia to discuss outreach and partnership opportunities.

- **January-May 2021: Opportunity Neighborhood Mount Vernon Engagement Team.** FCOHREP's Outreach and Education Specialist attended a series of meetings with professionals from multiple county agencies, nonprofits and community organizations serving the Mount Vernon community.

- **February 5, 2021: George Mason University Contemporary Student Services.** FCOHREP's Outreach and Education Specialist met with a representative from the George Mason University Contemporary Student Services to discuss outreach and partnership opportunities.

- **February-April 2021: Service Navigation Team.** FCOHREP's Outreach and Education Specialist attended a series of meetings with outreach and community engagement professionals from multiple county agencies, nonprofit organizations, and community organizations serving the South Fairfax community.

- **March 3, 2021: Fairfax County Black History Program Committee**. FCOHREP's Outreach and Education Specialist met with representatives from the Fairfax County Black History Program Committee to discuss outreach and partnership opportunities.

- **March 4, 2021**: **Legal Services of Northern Virginia**. FCOHREP's Outreach and Education Specialist met with representatives from Legal Services of Northern Virginia to discuss outreach and partnership opportunities.

- **March 25, 2021:100 Black Men of Greater Washington**. FCOHREP's Outreach and Education Specialist met with a representative from the 100 Black Men of Greater Washington todiscuss outreach and partnership opportunities. March 30, 2021.

- **April 13, 2021: Generation Hope.** FCOHREP's Outreach and Education Specialist met with a representative from Generation Hope to discuss outreach and partnership opportunities.

- **April 15, 2021: Culmore Partners Meeting.** FCOHREP's Outreach and Education Specialist attended a meeting with professionals from multiple county agencies, nonprofits and community organizations serving the Culmore community.

- **April 16, 2021: Endependence Center of Northern Virginia.** FCOHREP's Outreach and Education Specialist met with a representative to discuss outreach and partnership opportunities.

- **April 20, 2021: Aging Rainbows**. FCOHREP's Outreach and Education Specialist met with a representative from Aging Rainbows to discuss outreach and partnership opportunities.

- **April 21/May 25, 2021: Springfield Partners Meeting.** FCOHREP's Outreach and Education Specialist attended a meeting with professionals from multiple county agencies, nonprofits and community organizations serving the Springfield community.

- **May 26, 2021. Town of Vienna.** FCOHREP's Outreach and Education Specialist met with a representative from the Town of Vienna to discuss outreach opportunities.

- **June 2, 2021: Fairfax Alliance for LGBTQ Learning Inclusion and Equality Development (FFX ALLIED)**. FCOHREP's Outreach and Education Specialist attended a meeting with professionals from multiple county agencies and outside stakeholders. This ad hoc committee aims to be a countywide and potentially multi-county initiative between agencies, community organizations, and community members engaged in work to empower and promote safety for LGBTQ-identified people.

REQUESTS FOR INFORMATION:

- **July 1, 2020-June 30, 2021:** During this time-period, staff members continued to respond on a regular basis to a number of calls and requests for information covering a variety of topics related to fair housing laws and associated issues.

FAIR HOUSING TRAINING OPPORTUNITIES:

- **July 9, 2020. U.S. Department of Housing (HUD), U.S. Department of Justice (DOJ) and the National Fair Housing Alliance (NFHA) - Investigating Complaints of Sexual Harassment in Housing Situations (HUD/DOJ/NFHA):** Topics discussed included investigation of complaints of sexual harassment in housing situations, strategies to investigate and prevent sexual harassment in housing, and sexual harassment cases on which HUD, DOJ, and NFHA have

collaborated. FCOHREP's Fair Housing Specialist, Investigators, and Fair Housing Program Manager attended this training.

- **July 10, 2020: Fair Housing Institute, Fair Housing and Student Living:** This training focused on issues pertaining to student living and fair housing. Topics covered included the use of assistance animals, the use of marijuana and handling requests for reasonable accommodations. FCOHREP's Fair Housing Program Manager and all five Investigators attended this training.

- **August 5, 2020: NCRC National Training Academy, Fair Housing 101- Part 1: Back to the Basics:** This training provided a basic overview of the history of fair housing laws as well as specifics of the Fair Housing Act. FCOHREP's Fair Housing Program Manager and all five Investigators attended this training.

- **August 13, 2020: International Association of Official Human Rights Agencies (IAOHRA) Fair Housing Matters: The Challenges of Housing Access in a Racially Divided Nation During Covid-19:** This forum focused on emerging fair housing issues. Topics discussed included unique fair housing issues presented by COVID-19, best agency practices in the age of the pandemic, and fair housing and COVID-19 as seen through race and gender equity lenses. FCOHREP's Fair Housing Specialist, Outreach and Communications Specialist, and Fair Housing Program Manager attended this training.

- **August 19, 2020: NCRC National Training Academy, Fair Housing 101- Part 1: Fair Lending and Consumer Protection:** This training provided an overview of lending and consumer protection laws including the Equal Credit Opportunity Act and the Truth in Lending Act. FCOHREP's Fair Housing Program Manager and three Investigators attended this training.

- **August 20, 2020: The Equal Rights Center: Fair Housing Laws: New Developments, Guidance and Emerging Issues**. The webinar developed in collaboration with FCOHREP in addition to addressing federal and local fair housing laws, included a discussion of new protections recently enacted in Virginia, and fair housing issues related to the COVID-19 pandemic. FCOHREP's Fair Housing Program Manager, Housing Specialist, Outreach and Communications Specialist, and two Investigators viewed the webinar.

- **September 16, 2020: Housing Opportunities Made Equal of Virginia, Inc. (HOME) Virginia Fair Housing Summit: Confronting Barriers 2020:** The summit comprised a diverse group of experts to comment on urgent fair housing topics. Subjects covered included compliance with Virginia's new protected classes, building more inclusive communities, and the impact of COVID-19 on Virginia's fair housing landscape. FCOHREP's Fair Housing Program Manager and Housing Specialist viewed the webinar.

- **October 6, 2020 - October 7, 2020: Grant Management USA- Grant Management:** This training focused on providing information on the fundamentals of managing federal grants and the different types of federal grants. FCOHREP's Fair Housing Program Manager attended this training.

- **December 3, 2020: Legal Services of Northern Virginia, New Landlord-Tenant Laws: What you need to know:** This training focused on providing recent updates in the law of Landlord Tenant and new requirements regarding eviction proceedings. FCOHREP's Fair Housing Program Manager attended this training.

- **January 24-January 28, 2021: NFTA**- Fundamentals of Fair Housing – FHAP Investigations: This training focused on providing information on the fundamentals of managing conducting fair housing investigations. Two FCOHREP investigators attended the training.

- **February 25, 2021: FHEO – HEMS Training:** HUD FHEO's staff conducted a HEMS training for all FHAPs. This training involved going over different sections in HEMS and information needed to be recorded in each. FCOHREP's Fair Housing Program Manager and all investigators attended this training.

- **March 8-11, 2021: NFTA – Litigating Fair Housing Cases:** This training focused on techniques and tips on how to best litigate fair housing cases and an in-depth training on standards of proof. FCOHREP's Fair Housing Program Manager and one Fairfax County Attorney attended the training.

- **March 15-19, 2021: International Development and Planning, LLC – Outreach and Education for Fair Housing Professionals:** This training focused on providing tips for outreach and education staff on ways to better outreach the community, particularly in a virtual setting. FCOHREP's Fair Housing Specialist, FCOHREP's Communication and Outreach Specialist, and FCOHREP's Fair Housing Manager attended the conference.

- **March 24, 2021: UIC John Marshall Law School – Fair Housing for Advanced Litigators.** This training focused on prepping attorneys handling fair housing litigations with information regarding trial technique, damages, and causation issues. Two Fairfax County Attorneys attended the training.

- **April 14, 2021. National Fair Housing Training Academy: LGBTQ+: Fostering Understanding and Strengthening Fair Housing for All (virtual):** Forum focusing on preventing and combating housing discrimination on the basis of sexual orientation and gender identity. FCOHREP's Deputy Director attended the webinar.

- **April 20, 2021.** Co-hosted by the National Fair Housing Alliance (NFHA) and HUD. Experts from the nonprofit, industry, and government sectors discussed fair housing issues that have emerged or been exacerbated by the onset of the COVID-19 pandemic, and how they may represent violations of fair housing laws. Recommendations on how these issues might be addressed by members of the housing industry as well as by public and private fair housing organizations was discussed. FCOHREP's Fair Housing Specialist attended the webinar.
- **April 30, 2021: HUD - Region III Fair Housing Month Event – Fair Housing Moving forward:** This training focused on celebrating Fair Housing month and discussing issues that arise in Fair Housing, particularly given the pandemic. FCOHREP's Fair Housing Manager, Outreach and Education Coordinator, Fair Housing Specialist and all investigators attended the training.

- **May 19, 2021: National Fair Housing Training Academy (NFHTA) – Collateral Damage: The Consequences of Racial Bias in the Residential Appraisal Process:** This training discussed nuanced issues pertaining to appraisal process. FCOHREP's Fair Housing Manager and Fair Housing Specialist attended the training.

- **May 24-27, 2021: NFTHA – Fundamentals of Fair Housing – Intake:** FCOHREP's two newest investigators participated in this training focused on providing an overview of the basics of Fair Housing.

- **June 16, 2021: NFHTA – On the Brink: The Looming Eviction and Foreclosure Crisis of the COVID-19 Pandemic:** This training focused on discussing emerging issues related to the upcoming liftin of the moratorium and the impact of that on evictions and homelessness issues. FCOHREP's Fair Housing Manager, Outreach and Education Coordinator, Fair Housing Specialist and all investigators attended the training.

- **June 21-24, 2021: NFHTA – Fundamentals of Fair Housing – Investigations:** FCOHREP's two newest investigators participated in this training focused on providing an overview of how fair housing investigations are to be run.

- **June 29, 2021**: **Legal Services of Northern Virginia – Source of Funds Protections in VA:** This training focused on giving fair housing professionals an in-depth training on source of funds protections that became law in 2020. FCOHREP's Fair Housing Manager, Fair Housing Specialist and all investigators attended the training.

Specific Impediments and Actions Taken

Impediments, recommendations, and actions taken are provided below:

Impediment: Within the region, there is a legacy dual housing market in which the housing choices of African American households are largely limited to integrated and Black neighborhoods instead of the

entire housing market. The past and present housing discrimination that produces the dual housing markets continue to obstruct the county's efforts to affirmatively further fair housing.

Recommendations: The County of Fairfax should:

Foster integration by educating real estate professionals, minority and other populations, and relevant actors about housing options across the County and related benefits. Work to expand the housing choices of existing and potential new residents beyond the neighborhoods dominated by their own race or ethnicity.

- *Staff at the Fairfax County Office of Human Rights and Equity Programs (FCOHREP) continue to engage in education and outreach efforts (presentations, workshops,, and cultural events) to provide information about fair housing rights and responsibilities, enforcement protections, resources available, and related fair housing issues to a wide variety of audiences throughout the community. Due to the pandemic, several in-person events were canceled. Consequently, the agency began to explore ways to reach out and provide information electronically/virtually.*

- *In addition, staff continued to participate in, attend and initiate meetings with members of the real estate profession, and with leaders of community organizations, multicultural groups, faith-based communities, non-profit agencies, advocacy groups, boards and commissions, and other organizations serving vulnerable populations to promote fair housing, discuss how to address areas of concern, and affirmatively further fair housing. The Human Rights Commission Taskforce also provides the agency the opportunity to work with and bring together representatives from the business, non-profit and public sectors concerned with fair housing, affordable housing, and related issues. Again, as these activities became more challenging in light of the pandemic, staff took advantage of opportunities to attend/organize meetings and other activities using electronic technology.*

- *The facilitation of various proclamations issued by the County's Board of Supervisors offers staff the chance to continue to develop relationships with community leaders, including individuals representing African American, Hispanic, American Indian, Arab American, Jewish and Asian Pacific communities.*

Contact jurisdictions that have created Housing Services Centers (HSC) for information on the process.

- *Staff at FCOHREP have communicated with and obtained information from other jurisdictions in the region to determine what programs they offer and the feasibility and challenges involved in creating a regional HSC.*

Coordinate with other local jurisdictions regarding the logistics associated with and interest in the creation of a Regional HSC where home seekers are introduced to a full range of housing options throughout the metropolitan area.

- *The County is currently involved in collaboration efforts to conduct a regional Analysis of Impediments with other local jurisdictions. The collaboration will offer an opportunity to engage further about this issue.*

Conduct an on-going long-term and wide-ranging publicity campaign designed to expand housing choices for existing and potential new residents beyond neighborhoods dominated by their own race or ethnicity.

FCOHREP staff worked with producers at the County's local TV station to produce a video designed to introduce viewers to housing options, programs and initiatives available. Information about affordable housing programs, amenities offered, and transportation choices are also featured. While the program focuses on one specific community, Reston, the segment notes the inclusiveness and diversity of the County. Information about the various housing programs is also available through and widely circulated by the county's Department of Housing and Community Development.

Impediment: The demographic patterns in Fairfax County and its entire metropolitan area are characteristic of the housing patterns that racial steering has produced in other communities around the nation.

Recommendation: Fairfax County should:

Expand its real estate testing efforts to establish an ongoing, systematic, and thorough testing program to identify any discriminatory practices in rental and for sale housing, particularly racial steering.

- FCOHREP entered into a contract with a local fair housing organization to conduct a series of fair housing and fair lending tests in the mortgage, sales, and rental markets. Protected classes covered included race, ethnicity, and disability. Although some of the testing was delayed and testing methods revised due to the corona virus pandemic, the tests have been completed and analyzed. A report detailing the results is underway and will be released shortly

Impediment: African Americans and Latino borrowers are less likely to be approved for conventional loans than Caucasians. High-cost loans appear to be increasingly targeted to African American and Hispanic households in Fairfax County.

Recommendations: Make financial counseling available to all potential homebuyers to better prepare applicants before they submit a mortgage loan application. Minority and disadvantaged borrowers are particularly in need of these services.

- *The U.S. Department of Housing and Urban Development (HUD) has an online resource of HUD-approved housing counselors. HCD provides a list of the HUD-approved counselors in the area at orientation sessions to those interested in the Fairfax County First-Time Homebuyers (FTHB) Program*

- *All participants in the County's First-Time Homebuyers Program (FTHB) are required to attend a Virginia Housing education class and obtain a certificate of completion. As part of the class, the lender's role, financial products, and how to shop for a product are covered.*

- *Some HUD-approved housing counselors provide Virginia Housing homebuyer education courses when they can do so in person. During the covid-19 pandemic, Virginia Housing homebuyer education classes have only been available online. Applicants interested in the FTHB Program must attend a one-on-one financial counseling session with a HUD-approved housing counseling agency in order to be approved for the down payment assistance available to help with home purchase. That counseling has been provided over the phone, through online virtual meetings, and in some cases, in person by the HUD-counseling agencies.*

- *Currently in the First-Time Homebuyers Program, lenders are providing conventional loans. Most Fairfax County's First-Time Homebuyers Program participants are minority low- and moderate-income homebuyers. FTHB program applicants may work with any lender and are provided a list of lenders familiar with the FTHB program restrictions who regularly work with FTHB income eligible families.*

- *Upon request, the Department of Housing and Community Development (HCD) provides language interpreters and document translation services for First-Time Homebuyer program activities.*

- *FCOHREP has produced a video that is ready for viewing that addresses how to shop for a loan and avoid predatory lending practices.*

Bank and do business only with financial institutions that do not engage in discriminatory practices.

- *When appropriate, FCOHREP notifies the Department of Management and Budget and the Department of Housing and Community Development on an ongoing basis of any fair lending investigations it receives, investigates, or becomes aware of related to findings of discrimination*

Establish a fair lending testing program.

- As part of its testing program, FCOHREP recently conducted a series of fair housing lending tests. Additional testing is anticipated.

Provide foreclosure/credit counseling to include minority, disadvantaged and other vulnerable populations.

- *The County's Affordable Dwelling Unit ordinance requires lenders on the program to provide the FCRHA with a 90-day notice before proceeding to foreclosure. When HCD becomes aware that*

one of its homebuyers is in default on their mortgage loan or for non-payment of homeowner association dues and fees, it provides the owner with a list of available resources, including, but not limited to, foreclosure mitigation agencies, HUD-approved housing counseling agencies, local non-profits and county resources to assist them. HCD also works with FTHB unit owners to provide the option to sell the home rather than lose it to foreclosure.

Impediment: Ninety-five percent of real estate agents in Fairfax County are white; this can discourage some minority households that can afford to live in the County from considering moving here.

Recommendation: Educate real estate professionals about the need to hire a more ethnically diverse workforce and increase their efforts to recruit more African Americans, Hispanics, and Asians of various national origins as residential real estate agents, leasing agents, and property managers.

FCOHREP Staff members continue to emphasize the importance of increasing minority representation in the real estate profession as part of the agency's education and outreach efforts to the industry and related entities. Staff continue to raise the issue with representatives of the real estate profession who are members of the Human Rights Commission's Fair Housing Taskforce to raise awareness about the problem, and to stress the benefits to be gained from more minority representation Members representing the industry report that their Board of Directors share this concern and have and are continuing to explore ways to better engage growing market segments and identify potential leaders from cultural groups within its ranks. They note that various forums have been formed as part of this effort and the leadership is working to devise and implement ways to significantly increase the number of minority agents within its membership. The agency will continue to engage with the industry on this issue.

Impediment: When real estate brochures depict residents of only one race or ethnicity, misconceptions are created about who is and who is not welcome to live there.

Recommendation: Work closely with the local real estate community to encourage them to include people of all races and ethnicities in their display advertising, brochures, and websites. FCOHREP should produce a fair housing guide for real estate professionals.

- *In interactions with and fair housing presentations to members of the real estate community, FCOHREP staff continue to emphasize the importance of depicting a diverse array of residents in all aspects of advertising campaigns. In addition, staff have engaged in discussions with industry leaders regarding materials produced for its members on this matter. Where appropriate, the agency has offered to share their information along with other fair housing related issues specific to the profession in its outreach efforts and materials. The agency will continue to engage with the industry on this issue.*

Impediment: Many real estate practitioners do not understand that discrimination based on national origin or disability is just as illegal under state and federal law, as is race.

Recommendations: When providing training to real estate professionals, Fairfax County should emphasize fair housing protections based on disability and national origin, both areas where there appears to be some confusion.

- *In interactions with and in its fair housing presentations and outreach to members of the real estate community, staff members continue to include, and to place greater emphasis on disability and national origin fair housing protections. In addition, staff continue to disseminate a fact sheet available on the its website "Fair Housing for People with Disabilities" to audiences, including members of the real estate profession. Fair housing testing based on disability and national origin is also included as part of its testing program.*

Produce a fair housing guide for real estate professionals.

- *The agency is updating and developing new materials, including a video with information on the new fair housing protections in Virginia (sexual orientation, gender identity, source of funds, and military status). . The information will be widely circulated including to members of the real estate profession.*

Impediment: The County's practice—*mandated by state law*—of rezoning land to a multifamily district only when an application for development is submitted contributes to what the County itself calls a "short supply of appropriate sites that are planned and/or zoned for multifamily development."

Recommendations: Seek changes in Virginia law to (1) remove impediments on the ability of local jurisdictions to foster the inclusion of affordable housing in new developments, and (2) to authorize the use of mandatory inclusionary zoning and other effective regulatory tools and practices that require inclusion of housing affordable to households of modest incomes in new developments.

- *The County has expended considerable effort to investigate and identify new opportunities for high-density residential development. From 2010-2017, the Comprehensive Plan identified the development potential of 93,000 additional residential units, when implemented, these units will be subject to the County's affordable / workforce housing policies. These efforts are continuing as the County seeks to promote high-density residential development where appropriate.* Comprehensive Plan updates to activity centers including for certain Community Business Centers, Transit Station Areas, and Suburban Centers are ongoing and have included approval of additional residential development potential.

- *Fairfax County utilizes the Workforce Dwelling Unit Program (WDU Program) to produce WDUs in new residential construction and the original WDU Policies served households earning between 60 and 120 percent of the AMI. In particular, the WDU Rental Program has produced over 1,679 units at below market-rents in high-density areas near transit stations and employment opportunities. In March 2019, the Board of Supervisors (Board) established the WDU Policy Task Force to consider policy recommendations for the WDU Rental Program*

because the WDUs at the 100- and 120-income tiers were above market rents. On July 14, 2020, the Fairfax County Board of Supervisors authorized a Comprehensive Plan Amendment to provide updates to the county's WDU Policy for rental WDUs. The Countywide and Tysons WDU Policies were designed as proffer-based incentives to encourage housing development at a variety of affordability levels in mixed-use activity centers. The Comprehensive Plan Amendment was unanimously approved by the Board of Supervisors February 23, 2021. The recently amended WDU Policy for rental WDUs serves households earning between 60 and 80 percent of the AMI.

- *The County has also taken steps to develop a strategy for preserving existing subsidized and "market affordable" housing as recommended in the Communitywide Housing Strategic Plan (Item #B3). The Board of Supervisors appointed an Affordable Housing Preservation Task Force, which met in 2020-2021 and developed a set of recommendations for the preservation of multifamily rental properties serving 60% of AMI and below pertaining to housing finance, land use policy, stakeholder outreach and engagement, and manufactured/mobile homes. These recommendations were endorsed by the Board in April 2021, and a Comprehensive Plan amendment for an affordable housing preservation policy is currently being developed.*

- *Substantial effort has been directed toward investigating and identifying new opportunities for multi-family residential development in appropriate locations. While the County is limited as to what can be mandated regarding affordable housing, it has used its affordable/workforce housing policy to obtain commitments to provide affordable housing during the zoning process for new multifamily residential development.*

Impediment: Manufactured housing (also known as modular housing) is an off-site construction technique for all or a portion of a structure that has the potential to reduce the construction cost to build single–family and multiple family dwellings that are more affordable to households of modest means including the county's workforce. Allowing manufactured housing as a permitted use only in the R–A Rural Agricultural zoning district with its five–acre minimum lot size eliminates manufactured housing's cost advantage and obstructs the county's ability to meet its affordable housing goals.

Recommendation: Amend the zoning code to classify manufactured or modular homes—as distinguished from mobile homes—as a permitted use in all residential zoning districts.

With the adoption of the new Zoning Ordinance, effective July 1, 2021, a new definition of manufactured home and manufactured home park has been added which incorporates and updates the previous definitions of mobile home and mobile home park. A modular dwelling unit has also been defined and is allowed in all zoning districts which permit single family detached dwellings. Manufactured homes continue to be permitted only in manufactured home parks.

Impediment: The County's formulas for off-street parking increase the cost of housing.

Recommendation: Conduct a review of its off-street parking requirements in the zoning code's subsection 6100.4.A (previously Section 11-103.4) to meet actual need for parking generated by different types of residential use more in alignment with the current standards of the Institute of Transportation Engineers.

Parking rates will be reviewed as part of Phase II of the zMOD project with consultant assistance. This review began in June 2021 and is anticipated to be completed by December 2022. Parking rates for residential uses will be evaluated as part of this analysis.

Impediment: Fairfax County has consistently fallen short of its annual goal of at least 12 percent of all new residential development being affordable to households of modest incomes, in part due to weaknesses in its well-intended but very complex Affordable Dwelling Unit (ADU) zoning requirements.

Recommendations: Currently, proposed developments must include 50 or more dwelling units to be subject to the mandatory provisions of the ADU Program. Fairfax County should lower this threshold to ten units to be more consistent with the County's policy on affordable housing production.

- *The Board of Supervisors unanimously approved the WDU Policy Comprehensive Plan Amendment on February 23, 2021. The recently amended WDU Policy for rental WDUs, serves households earning between 60 and 80 percent of the AMI. Current County efforts are focused on analysis and recommendations for improvements to the workforce dwelling unit (WDU) program to make it more effective. This analysis was completed and the Board of Supervisors adopted amendments to the WDU Policy and Administrative Guidelines in February 2021. See response to a previous recommendation.*

Review the complex exemptions to the Affordable Dwelling Program in sections 2-803 and 2-804 of the zoning codes to identify those that effectively excuse multiple developments from the Affordable Dwelling Unit requirements.

- *With the adoption of the new Zoning Ordinance, effective July 1, 2021, the Affordable Dwelling Unit Program is now contained in subsection 5101 of Article 5, Development Standards. The regulations were reorganized and put in plain language, but not substantively revised. This recommendation would still require an amendment to the Zoning Ordinance and may require changes to the State Code provisions to expand the enabling authority given to localities.*
- *This recommendation was added as a Priority 2 Item to the 2018 Zoning Ordinance Amendment Work Program (ZOAWP) (See Item 22I) for future prioritization by the Board of Supervisors and has been carried over to the 2020 Priority 2 ZOAWP. (See Item 22J))*

Have an independent evaluation of the ADU program conducted. The evaluation should consider redrafting the Affordable Dwelling Unit ordinance into plain English.

Evaluate the definitions of "Affordable housing" and "Affordable dwelling unit development" in Article 20, Part 3 of its zoning code to determine whether the income thresholds currently specified are

appropriate or should be modified along the lines of the definitions of low- and moderate-incomes that HUD employs.

This recommendation was added as a Priority 2 Item to the 2018 Priority 2 ZOAWP (See Item 22J) for future prioritization by the Board of Supervisors and has been carried over to the current 2020 Priority 2 ZOAWP. (See Item 22J)

Impediment: The County's plans do not include any goal, objective, or policy that addresses the need to overcome the distortions in the free housing market that discrimination generates and achieve and maintain stable, racially integrated neighborhoods.

Recommendations: In accord with its "One Fairfax" resolution, the county should amend its comprehensive plan and other planning policy documents to establish clear goals, objectives, policies, and implementation strategies to achieve stable, racially integrated neighborhoods throughout the county that can be adapted to the metropolitan area.

- *The Department of Planning and Development (DPD), through its Equity team, is evaluating the County's Comprehensive Plan related to One Fairfax issues. It is anticipated that this analysis will result in suggested amendments to the Comprehensive Plan for the Board's consideration.*

Look into including data on racial and economic stratification in its annual demographic reports.

- *The Demographic Reports include internally created population, housing and household estimates and forecasts. While not intended to provide detailed summaries of Census Bureau race/ethnicity and economic data, other vehicles for summarizing census data are provided. No further action is anticipated as the data is available.*

Impediment: Residential developments that require county review and approval are approved without any effort to require compliance with the accessibility requirements of the Americans with Disabilities Act and Fair Housing Act.

Recommendations: Fairfax County should amend its codes for building permits and zoning approval to require developers and landlords to comply with ADA accessibility standards, and the Fair Housing Act to receive a building permit.

- *It is unclear whether enabling legislation exists that would authorize the County to change building permit requirements. The Uniform Statewide Building Code (USBC) governs accessibility provisions, and localities are not permitted to require construction features that exceed the USBC.*

As much as permitted by Virginia law, the County should require developers to include targeted advertising to racial and ethnic groups identified in the free market analysis as underrepresented in the proposed census tract; and to provide potential clients with fair housing information/materials.

FCOHREP continues to include in its education and outreach efforts information that all advertising and marketing campaigns promote housing opportunities, regardless of the types of property available (rental, for sale, and housing in new developments) or marketing tools used (print, digital), target broad and diverse audiences, and recommends incorporating fair housing information into those efforts.

Impediment: Fairfax County's zoning treatment of community residences for people with disabilities fails to make the requisite "reasonable accommodation" by erecting substantial unjustifiable barriers to community residences that house more than eight individuals with disabilities. The Zoning Ordinance – by making distinctions among “congregate living facilities,” and “group housekeeping units” prevents these facilities from being widely permitted in the County. Further, the fees associated with these uses can be cost prohibitive.

Recommendations: Fairfax County should amend its zoning provisions for community residences for *more than eight people with disabilities* in the following ways to mitigate this impediment.

- *The Zoning Ordinance complies with the State Code with regard to the treatment of community residences for people with disabilities**.** Group residential facilities are a permitted use in all residential districts. Increasing the number of residents permitted in a Group Residential Facility will require an amendment to the Zoning Ordinance. Item added to the 2018 Priority 2 ZOAWP for future prioritization by the Board of Supervisors and has been carried forward to the 2020 Priority 2 ZOAWP (See Item #22B)*

The AI sets forth a comprehensive list of recommendations in this arena, including, among other things, changing definitions based on the number of residents, decreasing fees, increasing the cap on residents from 8 to 12, and enabling the use of special use permits.

- *The new Zoning Ordinance does not change the definition of a group residential facility or increase the cap on residents from 8 to 12. This item was added to the list of proposed amendments maintained for future prioritization by the Board in 2018 and has been carried forward to the 2020 Priority 2 ZOAWP (See Item#22B)*

The new Zoning Ordinance, effective July 1, 2021, made significant changes to the Accessory Dwelling Unit provisions including allowing administrative approval of accessory dwelling units (which have been re-named to accessory living units) located within the principal dwelling unit rather than by special permit approval. The limitation that occupancy of one of the units must be someone who is 55 years of age or older or disabled has also been removed. See subsection 4102.7.B. for the adopted regulations. A follow-on motion adopted by the Board directs the Department of Housing and Community Development to establish a voluntary process to connect homeowners looking for potential tenants for their accessory living unit with participants in the Housing Choice Voucher Program and that the Department of Family Services establish a voluntary process to connect homeowners looking for potential tenants for their accessory living unit with older adults and people with disabilities. Establish a simple, low-cost,

administrative "reasonable accommodation" procedure for the operator of a proposed community residence to seek approval to house more than 12 people with disabilities.

- *The eight-person limit is itself a reasonable accommodation, and any increase above that would have to be considered on a case-by-case basis under applicable law.*

While the County considers these recommended changes to its zoning treatment of community residences for more than eight people with disabilities, it should codify an administrative "reasonable accommodation" process to grossly reduce their application fees for special permit uses and special exception uses from their respective $1,100 and $16,375 levels — perhaps to something along the lines of $500.

- *Zoning fees for certain uses such as home-based businesses and other homeowner special permit fees were reviewed as part of the zMod project.*

Impediment: Fairfax County's Comprehensive Plan establishes a policy to avoid locating group residential facilities for substance abusers within 1,000 feet of a school in a drug-free zone.

Recommendation: Fairfax County should excise this legally unenforceable policy from its Comprehensive Plan. Residents in recovery are alcohol/drug free; otherwise, they must leave. Absent factual evidence that residents pose a danger amounts to an unjustifiable restriction based on “unfounded fears” that runs contrary to the Fair Housing Act, and conflicts with state and local laws.

- *Staff from the Office of Strategy Management for Health and Human Services (OSM) and Department of Planning and Development (DPD) have begun working toward updating the entire Human Services element of the County's Comprehensive Plan, where this policy is found. OSM staff are leading this effort with support from DPD. When a work program and timeline are completed for this effort, authorization will be requested from the Board of Supervisors to begin the Plan amendment process.*

Impediment: It is a challenge to learn about housing discrimination or to file a housing discrimination complaint online.

Recommendation: "Housing Discrimination" should be fully integrated into the County's home page as a subtopic of "Housing" under "Topics." This "Housing Discrimination" link should take viewers directly to the home page of the Office of Human Rights and Equity Programs for links to information about fair housing, the complaint process, contact information, and an index to facilitate reaching the appropriate web pages.

- *Viewers to the County’s home page conducting a search for “Housing” are directed to a website that lists “housing discrimination” as a subtopic with a link to “Housing Discrimination/Office of Human Rights.” The site includes information on fair housing protections, including links to how to file a fair housing complaint, contact information, and an index to facilitate reaching the appropriate web pages. The intake supervisor, two investigators, and the front desk*

administrator are fluent in Spanish, both written and spoken, and able to administer all aspects of the complaint process initiated in Spanish whether on-line, by telephone or in-person. The agency also has access to translation services in all languages, including Spanish.

Impediment: The Fairfax County Redevelopment and Housing Authority (FCRHA) does not have policies for locating public housing and the use of Housing Choice Vouchers.

Recommendations: FCHRA should adopt policies and practices that allocate public housing units in a manner that promotes integrative moves within the context of the surrounding neighborhood as well as the specific development.

- *The FCHRA maintains a waiting list of households needing affordable housing. Unfortunately, Public Housing is no longer being developed, thus not allowing further allocation of Public Housing, as recommended. However, when the Public Housing (now known as the Rental Assistance Demonstration Program) and Housing Choice Vouchers Program waitlists are reopened, outreach is conducted to ensure that all races and ethnicities have the knowledge of the opening and access to apply . In June 2021, the FCRHA accepted new tenant applications for selection to the RAD program waitlist. To ensure that outreach reached a diversity population, notifications were advertised in advance of the opening and through multiple media outlets, including general press releases and Spanish and Vietnamese media.*

Voucher holders should receive assistance to expand their choices and look at rentals outside their own racial or ethnic enclaves throughout the county as well as in nearby jurisdictions that might be closer to work.

- *. In May of 2021, the FCRHA was award 169 Emergency Housing Vouchers (EHV) made available through the American Rescue Plan Act. To efficiently and effectively utilize the EHVs, the FCRHA will be implementing policies to serve applicants, some of which will be different from the HCV program. Successes and outcome information from the EHVs will play an important role in informing ways to expand choice and serve the broader HCV community. Importantly, all EHV applicants will have access to housing locators who can assist in finding rental units throughout the county, thus expanding residential mobility. EHV households will also receive additional services to help promote residential stability*

- *HCD is currently evaluating the Fairfax County rental market to determine how payments made under the Housing Choice Voucher program can promote positive residential mobility. The analysis is focused on developing sub-market payment standards for the HCV program. Sub-market payment standards are expected to create equity opportunities for program participants by allowing residential mobility to areas of Fairfax County which have higher rents, currently not as affordable with existing*

payment standards. Payment standards will allow residents greater opportunity to move to areas of higher opportunity.

The FCRHA should affirmatively market dwellings in the First-Time Homebuyers Program to expand the choices of households that foster racial and ethnic integration of the housing and neighborhood.

- *In addition to the website, agency Facebook and Twitter accounts, the First Time Homebuyers Program (FTHB) markets the program through county podcasts and resources designed to reach ethnically and racially diverse communities about the FTHB Program. The program will explore how to reach additional families to participate in the program that will continue to foster racial and ethnic integration, as well as educational opportunities such as the yearly Housing Expo.*

- *All FTHB materials have been translated into multiple languages. HCD also supports language access needs by providing interpreters at FTHB briefings and other events. Staff periodically attends homeownership events in the county.*

Fairfax County should establish policies and practices for housing built with Low Income Housing Tax Credits to be located where they will have a long-term integrative impact on the surrounding neighborhood and require affirmative marketing of each development to promote integrated developments and stable, integrated neighborhoods.

Staff at the Department of Housing and Community Development are evaluating methods to increase financing opportunities through an equity perspective in affordable housing development and preservation efforts. Staff are currently reviewing options under Housing Blueprint loans which would include additional scoring points to developers of color and/or additional scoring points to developments located in areas of opportunity. After further review, these strategies will potentially be implemented later.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Monitoring

In FY 2021, CDBG Affordable Housing Funds (AHFs) were awarded to 3 nonprofit contractors through the competitive FY 2021 Department of Housing and Community Development Request for Proposals process for the development, acquisition or renovation of affordable housing units. CDBG Targeted Public Services (TPS) were allocated to 5 nonprofit contractors through the competitive FY 2021-FY 2022 Consolidated Community Funding Pool (CCFP) Request for Proposals process. The terms of each CDBG AHF and TPS contract requires that contractors comply with all applicable HUD and other federal regulations.

Nonprofit Affordable Housing Development Projects

Nonprofit affordable housing development projects are evaluated through a vigorous underwriting process, followed by desk conducted annually and on-site monitoring conducted no less frequently than once every 3 years. In addition to the federal CDBG program regulations, the FCRHA has established written underwriting standards and guidelines which are used to evaluate every request for affordable housing development financing. HCD staff conducts extensive due diligence to determine and evaluate contractor and project eligibility; proposed beneficiaries; project scope and costs; proposed financing, terms and leveraging; environmental and other regulatory compliance; property value, condition and location; proposed property management and operating pro forma; and identifiable risks and concerns. Prior to the investment of CDBG funding in any affordable housing capital activity, the proposed investment is reviewed and approved by the HCD underwriting committee in accordance with federal regulations and the additional underwriting policies established by the Board of Supervisors and the FCRHA. Fairfax County imposes affordability periods for each assisted unit, which are typically 30 years for funded acquisitions and rehabilitation work. The affordability periods are included in the terms of the recorded loan documents and written agreements. After the investment of CDBG Affordable Housing Funds, HCD staff conducts desk monitoring and periodic on-site monitoring visits to ensure that the property is being used in accordance with the contractual terms.

CDBG-funded Targeted Public Services activities are evaluated through desk monitoring throughout each program year and on-site monitoring visits conducted periodically. Desk monitoring is performed through a web-based electronic reporting system (WebR) on which contractors post monthly reports of beneficiary demographics and program expenditures, quarterly reports on services provided and outcomes achieved, and quarterly requests for funding disbursements. Twice yearly, contractor

program reports also include contractor self-evaluations of performance and effectiveness, including discussions of unanticipated developments or issues and the proposed resolutions. HCD staff reviews the WebR reports to evaluate both the effectiveness of CDBG investments and contract compliance with respect to the agreed services, outcomes, expenditures and CDBG regulations. HCD staff maintains on-going communication with contractors by email and telephone to discuss the WebR reports and provide technical assistance. On-site monitoring visits are conducted at least once in each two-year CCFP contract period, during which client and program files are reviewed, and both the contractor's self-assessments and the assessments by HCD staff are discussed. However, due to the COVID pandemic, on-site monitoring visits were not conducted in FY 2021.

HOME Monitoring

HCD has an annual monitoring schedule, which includes both desk monitoring and on-site compliance visits of HOME funded projects. The following program records and files are monitored to ensure compliance with the HOME requirements:

- tenant leases;
- income eligibility calculations (HUD Part 5 definition of Annual Income);
- recertifications;
- HOME Rent and Income Limits;
- property standards;
- tenant selection process; and
- affirmative marketing.

HCD continues to use specific HOME affordable rental housing requirements checklists to conduct on-site monitoring of its rental projects for ongoing compliance with HOME affordable rental requirements. The checklists deliver thorough information pertaining to household income, household size, income source documentation, tenant lease information, and property inspections. On-site monitoring visits include a short introductory meeting, review of tenant files, a closing meeting, and visual assessment of at least one HOME-assisted unit. Staff have generally found CHDO units to be in compliance with HOME affordable rental housing requirements. Corrective actions were consistently issued to resolve any concerns that were identified.

In FY 2021, HCD remotely performed "on-site" monitoring at seven FCRHA- and County-owned, HOME-assisted properties. Four non-profit organizations received HOME remote rental compliance monitoring. The FCRHA- and County-owned properties were Chatham Towne, East Market, Herndon Harbor, Island Walk, Little River Glen, Lorton Valley, and Mt. Vernon House. The non-profit organizations included The Brain Foundation, Chimes, Pathway Homes, and Sunrise Group. Properties were not inspected on-site this program year due to safety concerns related to the ongoing COVID-19 pandemic.

Typically, all HOME-assisted properties are inspected under the Housing Quality Standards (HQS) at minimum while HCD is transitioning to UPCS-V Inspections Standards.

During the COVID-19 pandemic period which began in Spring 2020, it was acceptable for the FCRHA, as property owner or manager, to suspend in person unit inspections to protect the health and safety of tenants and inspection staff. Consistent with the December 4, 2020 HUD memorandum that waived annual inspections of TBRA units, HCD Grants Management allowed the FCRHA to suspend annual physical inspections until September 30, 2021; however, this suspension does not apply to lead-based paint requirements.

Additional HOME on-site reviews were scheduled as of July 2021. HOME annual desk audits were sent to all properties in July to include the 2021 HOME limits.

Fairfax County continues to support activities with CDBG, HOME, and ESG funds that benefit low- and moderate-income families and individuals. Program activities are monitored to ensure that these continue to benefit eligible households and comply with program requirements. Fairfax County continues to closely monitor projects to expedite the use of CDBG and HOME funds.

Fairfax County, through the Department of Planning and Development, ensures compliance with comprehensive planning requirements.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

On March 23, 2021, the Fairfax County Board of Supervisors approved an amendment to the Fairfax County Citizen Participation Plan (CPP), which updates and streamlines the document's policies and procedures. Prior to approval, the proposed CPP was advertised for a 30-day public comment period, which ended on March 12, 2021. All public comments provided were considered and, as applicable, incorporated into the amended CPP. The March 2021 CPP amendment shall impact the development of future Consolidated Planning documents, while the county's FY 2022-2026 Consolidated Plan and FY 2022 Action Plan were both governed by the version of the CPP preceding the March 2021 amendment.

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight of and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds for nonprofit service providers that includes CDBG funds. CCFP funding is awarded to community-based organizations through a competitive process. The CCFAC oversees all aspects of the CCFP including policies, priorities, and planning and development of evaluation criteria for proposals. In carrying out its responsibilities, the CCFAC receives public input from various sources, including the following:

- On October 13, 2020, the CCFAC held a public hearing to receive citizen input on housing and community development needs for FY 2021. The hearing provided citizens with the opportunity to express their views on housing and human service needs; fair housing concerns; specific housing and human services needs in their region of the county; and how well those needs are being met.

- On February 9, 2021, the Fairfax County Board of Supervisors authorized the advertising of a public hearing on the proposed Five Year Consolidated Plan for FY 2022-FY 2026 and One-Year Action Plan for FY 2022, which was made available for public review and comment. The Board held the public hearing on March 23, 2021, providing the community with an opportunity to comment on the proposed use of funds described in the proposed Five Year Consolidated Plan for FY 2022-FY2026 and One-Year Action Plan for FY 2022, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and guidelines. Citizens were also invited to comment on housing and community service needs in the county, including changes in housing and community service trends since the last Board public hearing on the Consolidated Plan in 2020 After careful consideration of all comments received by the public, the Board of Supervisors approved the final Consolidated Plan One-Year Action Plan on May 4, 2021.

- This performance report was made available to citizens and the County received citizen comments during the period from September 2, 2021 through September 17, 2021. A copy of the public notice that was printed in local newspapers. In addition, the draft Consolidated Annual Performance and Evaluation Report was posted on the Fairfax County government web site during the public comment period.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

There were no changes in program objectives.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, and ordinances at the time of project completion. Inspections of HOME-assisted rental housing are conducted to ensure that housing quality standards are maintained. Tenant income limits and rent limits for HOME projects are verified at the time of project completion. Income and rent limits are reviewed annually.

Additionally, contractors are in the units periodically and report on conditions. Any need for repairs is addressed immediately. Any calls for service are responded to within a few days or immediately if the repair requires such attention. Safety items are corrected immediately.

All properties are inspected under the Housing Quality Standards (HQS) at minimum while HCD transitions to UPCS-V Inspections Standards. This program year, no HOME-assisted units located within FCRHA- and County-owned properties were inspected during its HOME monitoring due to the COVID-19 pandemic.

Nonprofit owners/managers of a rental property or properties assisted with Fairfax County HOME funds are required to document that the HOME-assisted property is in compliance with all applicable HOME requirements, including conducting a physical inspection of each unit at least annually.

Owners/managers of such units must keep records of property inspections and have them available for review as part of the County's annual HOME Desk Monitoring – an audit process that determines each HOME-assisted property's compliance with HUD's annually published HOME Rent and Income Limits. Fairfax County requires nonprofits to resolve any safety-related deficiencies within 24 hours and all other physical deficiencies to be addressed within 30 days.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Vacant rental units are affirmatively marketed in order to provide information and attract eligible persons in the housing market area to the available housing regardless of race, color, national origin, sex, religion, familial status, or disability.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The amount of HOME program income received is summarized in the first chart below, and HOME program income used is summarized in the second chart below, with the projects/activities which used HOME program income identified under "Grant Name":

Amount and Use of HOME Program Income

Fiscal Year	Fund	Fund Name	Grant	Grant Name	Amount
2021	500-C50810	HOME	1380080-2014	HOME Administration	48,545.64
				Total Program Income	**$48,545.64**

Fiscal Year	Fund	Fund Name	Grant	Grant Name	Amount
2021	500-C50810	HOME	1380050-2019	HOME TBRA	8,020.90
				Total Program Drawn	**$ 8,020.90**

See also IDIS Reports PR 09 and PR 05.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

For actions taken to preserve the affordability of existing rental housing, see the Affordable Housing section under CR-05 of this document. See also the Match Contribution for the Federal Fiscal Year table under CR-15 for locally funded HOME-eligible supports for affordable housing.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	FAIRFAX COUNTY
Organizational DUNS Number	074837626
EIN/TIN Number	540787833
Identify the Field Office	WASHINGTON DC
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Fairfax County CoC

ESG Contact Name -

Prefix	Ms.
First Name	Jamie
Middle Name	
Last Name	Ergas
Suffix	
Title	

ESG Contact Address

Street Address 1	3700 Pender Drive
Street Address 2	
City	Fairfax
State	VA
ZIP Code	22030
Phone Number	
Extension	
Fax Number	
Email Address	

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2020
Program Year End Date	06/30/2021

CR-65 - Persons Assisted (Now reported in ESG CAPER (Sage) – see Attachments

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes (Now reported in ESG CAPER (Sage) – see Attachments

CR-75 – Expenditures

11. Expenditure

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year				
	2016	**2017**	**2018**	**2019**	**2020**
Expenditures for Rental Assistance	16,584	22,673	124,420	42,133	85,266
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	30,943	40,961	72,449	83,871	167,492
Expenditures for Housing Relocation & Stabilization Services - Services	34,377	52,291	129,940	83,252	178,810
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0	0	0
Subtotal Homelessness Prevention	**81,904**	**115,925**	**326,809**	**209,256**	**431,568**

Table 14 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year				
	2016	**2017**	**2018**	**2019**	**2020**
Expenditures for Rental Assistance	58,148	86,657	117,220	109,713	226,764
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	54,084	37,898	164,451	84,721	181,580
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0	21,946	22,447
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0	0	0
Subtotal Rapid Re-Housing	**112,232**	**124,555**	**281,671**	**216,380**	**430,791**

Table 15 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

ESG Expenditures for Emergency Shelter *is for COVID (isolation hotel operations) and it is not required a county match.*

	Dollar Amount of Expenditures in Program Year				
	2016	**2017**	**2018**	**2019**	**2020**
Essential Services	0	0	0	0	0
Operations	0	0	0	0	0
Renovation	0	0	0	0	0
Major Rehab	0	0	0	0	0
Conversion	0	0	0	0	0
Subtotal	**0**	**0**	**0**	**0**	**0**

Table 16 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year				
	2016	2017	2018	2019	2020
Street Outreach	0	0	0	0	0
HMIS	0	0	0	0	0
Administration	16,584	16,635	31,295	22,178	50,585

Table 17 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018	2019	2020
	10,720	257,11	639,775	447,814	912,944

Table 18 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018	2019	2020
Other Non-ESG HUD Funds	0	0	0	0	0
Other Federal Funds	0	0	0	0	0
State Government	0	0	0	0	0
Local Government	210,720	257,115	639,775	447,814	505,249
Private Funds	0	0	0	0	0
Other	0	0	0	0	0
Fees	0	0	0	0	0
Program Income	0	0	0	0	0
Total Match Amount	**210,720**	**257,115**	**639,77**	**447,814**	**505,249**

Table 19 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018	2019	2020
	421,440	514,230	1,279,55	895,628	1,418,193

Table 20 - Total Amount of Funds Expended on ESG Activities

Attachments