

FAIRFAX COUNTY, VA
CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT (CAPER)
FY 2024
(July 1, 2023 – June 30, 2024)

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Fairfax County, VA
Consolidated Annual Performance and Evaluation Report
for FY 2024

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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.

As a recipient of federal funds under the Five-Year Consolidated Plan for Fairfax County Fiscal Years 2022-2026 (Consolidated Plan), Fairfax County is required to provide an annual Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the County's program year or by September 28, 2024. The CAPER constitutes a summary of accomplishments, and an accounting of the allocation and expenditure of funds, under the Consolidated Plan and applicable One-Year Action 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 comprehensive planning document that identifies Fairfax County's (County's) overall needs for affordable and supportive housing, homeless shelters and services, community and economic development, and building public and private partnerships. The Consolidated Plan also defines the County's 5-year strategy, priorities, and objectives for addressing identified needs.

A One-Year Action Plan is required for each of the five years covered by the Consolidated Plan. The summary below provides a brief overview of major initiatives and highlights that were proposed and executed in FY 2024, the third year of the Consolidated Plan. This report covers the period July 1, 2023 through June 30, 2024, which is County fiscal year 2024 and federal fiscal year 2023. All references herein to County program years are to the County's fiscal years.

The One-Year Action Plan for FY 2024 (Action Plan) contains a description of the County's intended uses of funds from the programs included in the Consolidated Plan to meet the needs identified in the Consolidated Plan. The Action Plan includes planned uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) funds, and Emergency Solutions Grant (ESG) funds by the Fairfax County Department of Housing and Community Development (HCD) and Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2024. The goals and objectives to be addressed through the projects and activities are described in the Action Plan. Table 1 provides a comparison of the expected and actual outcomes for each of the program and activity goals. 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 which may now vary because of 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	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Community Input	Other	CDBG: \$150,000 / HOME: \$150,000	Other	Other	5	3	60%	1	1	100%
Homelessness	Affordable Housing Homeless	CDBG: \$115,000 / HOME: \$480,000	Rental units constructed/ acquired	Household Housing Unit	15	15	100%	2	2	100%
Homelessness	Affordable Housing Homeless	ESG: \$520,211	Rapid Rehousing	Households Assisted	2,000	1,617	81%	450	546	121%
Homelessness	Affordable Housing Homeless	ESG: \$520,211	Homelessness Prevention	Households Assisted	800	392	49%	180	86	48%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Human Service System	Public Services	CDBG: \$425,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	34,469	6,894%	3,018	22,729	753%
Low-Income Working Families	Affordable Housing	CDBG: \$2,815,000 / HOME: \$480,000	Rental units constructed/acquired	Household Housing Unit	40	17	25%	28	0	0%
Moderate-Income Working Families	Affordable Housing	CDBG: \$841,000	Homeowner Housing Rehabilitated	Household Housing Unit	773	396	51%	255	183	72%
Moderate-Income Working Families	Affordable Housing	CDBG: \$918,000	Direct Financial Assistance to Homebuyers	Households Assisted	250	209	84%	54	80	148%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Poverty Reduction/ Self Sufficiency	Affordable Housing Public Services	CDBG: \$425,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,250	6,579	526%	614	4,301	700%
Poverty Reduction/ Self Sufficiency	Affordable Housing Public Services	CDBG: \$425,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	125	1,009	807%	186	523	281%
Reinvestment	Non-Housing Community Development	CDBG: \$150,000 / HOME: \$0 / ESG: \$0	Other	Other	5	3	60%	1	1	100%
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$115,000 / HOME: \$480,000	Rental units constructed/acquired	Household Housing Unit	15	12	80%	2	4	200%

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$400,000 / HOME: \$0 / ESG: \$0	Rental units rehabilitated	Household Housing Unit	693	10	1.44%	120	5	1.92%
Special Needs	Affordable Housing Non-Homeless Special Needs	HOME: \$751,000	Tenant-based rental assistance	Households Assisted	275	169	61%	50	57	114%

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 2024, the County received funding from the following federal programs administered by HUD:

Community Development Block Grant (CDBG)	\$5,682,469
HOME Investment Partnerships Program (HOME)	\$2,385,371
Emergency Solutions Grant (ESG)	<u>\$520,211</u>
Total	\$8,588,051

General FY 2024 Program Highlights

Inclusionary Housing Policy

Per the County’s housing policies, opportunities should be available for all those who live or work in the County to purchase or rent safe, decent, price-appropriate housing within their means in accordance with the One Fairfax policy and Communitywide Housing Strategic Plan. The County strives to increase the supply of affordable housing each year by at least 12 percent of the total housing production in the county for the previous year, serving a full range of incomes, to include no net loss of existing market and committed affordable housing. The production of new units is supported by the County’s Affordable Dwelling Unit (ADU) Ordinance, Workforce Dwelling Unit (WDU) Policy, and Multifamily Rental Preservation policy in the Comprehensive Plan. Under the ADU Ordinance, certain new residential construction projects must set aside either five or 6.25 percent of multifamily construction and 12.5 percent of single-family construction as ADUs serving up to 70 percent of the Area Median Income (AMI) in return for bonus density. The WDU policy supplements the ADU program such that all new residential construction in mixed-use and high-density areas is expected to provide a minimum of 12 percent of all new for sale units as WDUs serving income tiers from 70 to 100 percent of AMI and a minimum of eight percent of all new rental units as WDUs serving income tiers from 60 to 80 percent of AMI. The FCRHA has the right to acquire one-third of the for-sale ADUs and WDUs to lease as rental units. The multifamily rental preservation policies seek to achieve a goal of no net loss of existing affordable housing and to replace on a one-for-one basis any existing affordable housing that is proposed for redevelopment.

One Fairfax Equity Policy

One Fairfax is a joint racial and social equity policy that asks departments to intentionally 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 structures. The policy identifies 17 focus areas 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 the One Fairfax Policy.

The Equity Impact Plan identifies the following implementation areas with corresponding actions that guide staff to advance the One Fairfax Policy:

- Use of rental subsidy vouchers to increase and disperse affordable housing choices for people of color in communities where opportunity exists.
- Coordination of affordable housing investments with other county investments to increase opportunities in newly created neighborhoods and prevent displacement from neighborhoods of affordability.
- Strengthening HCD's organizational commitment to racial and social equity.
- Ensuring that HCD/FCRHA policy, planning and/or program documents consider racial and social equity.
- Eliminating the disproportionality of people at risk of or experiencing homelessness from communities of color and other marginalized populations by providing equitable paths to safe, stable, affordable housing.
- Collectively address the Metropolitan Washington Council of Government regional goals.
 - Increase the supply of housing that is affordable to low- and moderate-income families in the region, particularly in areas that have historically lacked such housing.
 - Implement policies designed to preserve affordable housing and prevent displacement with a goal of no net loss of existing affordable rental units.
 - Increase the number of homeowners in the region and reduce inequities and discriminatory practices that limit homeownership opportunities for members of protected classes.
 - Protect the housing rights of individuals with protected characteristics.
 - Increase community integration and reduce housing barriers for persons with disabilities.

Affordable Housing Production

Fairfax County utilizes federal, state and local resources, as well as the community, regional collaborations and the private sector to leverage financial resources through partnerships. In 2019, the Fairfax County Board of Supervisors (the Board) adopted a countywide goal to produce a minimum of 5,000 new units affordable to households earning up to 60 percent of AMI (“Affordable Units”) by the year 2034. This goal was subsequently updated in FY 2022, through the Board’s adoption of a new goal of producing 10,000 net new affordable homes by 2034. Since 2020, approximately 900 units have been delivered, approximately 1,000 units are under construction, and approximately 1,100 units are in the pipeline. The expanded goal was intended to be supplemented with additional financing mechanisms and tools to produce this quantity of new affordable homes. Many of these affordable homes have been delivered or will be delivered through public-private partnerships and leverage financial resources such as the Low-Income Housing Tax Credit program, private debt, and private equity.

Affordable Housing Preservation

The County adopted a goal of no net loss of affordable housing, with the preservation of affordable housing in both market affordable and committed affordable rental communities and scattered sites. To meet this goal, the FCRHA assists private partners in financing the acquisition of units to preserve the existing affordability and continue to serve a range of incomes, from extremely low-income (30 percent AMI and below) through moderate income levels (above 80 percent of AMI). In December 2022, the County published a Request for Qualifications to establish an inaugural pool of pre-qualified affordable housing providers and development firms to increase the County's agility to take advantage of market and committed affordable housing preservation opportunities. In March 2023, 21 affordable housing providers were designated as pre-qualified within the inaugural pool. The pre-qualified pool expanded to 22 affordable housing providers in 2024. The pre-qualification status will allow quicker processing of acquisition or other gap financing applications and otherwise assist HCD/FCRHA with execution of preservation opportunities.

Highlights of Creation and Preservation Activities

- **Good Shepherd Housing and Family Services:** Awarded \$343,482 in HOME funds through the FY 2024 RFP to acquire one 3- or 4-bedroom townhouse in the Mount Vernon District. The unit will serve one family of 5 to 8 individuals, that has a household income of up to 60 percent of AMI and is at a high risk of homelessness or has experienced homelessness. A purchase contract has been placed on a 3-bedroom property and expected to close August 2024 and occupied by September 2024.
- **Beacon Landing:** Development of a 5-story apartment building that will provide 54 units of permanent supportive housing in the City of Fairfax at the current site of the Hy-Way motel for residents that are homeless or at risk of becoming homeless and who are at or below 50 percent of AMI. Total development costs are approximately \$29 million, and the development is anticipated to use a variety of sources, including funding from the FCRHA Operating Fund.
- **Little River Glen I and IV:** Little River Glen consists of the rehabilitation of 120 affordable senior units and a senior community center at Little River Glen I (LRG I). The property consists of four 2-story buildings with 30 units each, and the senior center in a separate building. Eighty Project Based Vouchers (PBVs) will also be provided to LRG I. The project will use funding sources such as the FCRHA Operating Fund, CDBG, and EDI loans. All residents at LRG I will be at 60% AMI or below. Little River Glen (IV) is a new construction project consisting of two 2-story buildings with 30 units each that will be built alongside LRG I. All residents at LRG IV will be at 60% AMI or below. The development is using a variety of sources including an MTW loan and an AHDI loan.
- **Telestar Court:** Adaptive reuse development to convert a vacant four-story office building located in the Merrifield Suburban Center (Providence District) into 80 units of affordable housing with a combination of one-to-two bedrooms for residents from 30 percent to 80 percent of AMI. Total development costs are approximately \$47 million, and the development is anticipated to use a variety of sources, including American Rescue Plan Act (ARPA) Funds allocation from the FCRHA.

- **Residences at Government Center II:** Development of two 5-story buildings on the existing Parking Lots G and H at the Fairfax County Government Center (Braddock District) to provide 279 units of affordable housing for residents from 30 percent to 70 percent of AMI. Total development costs are approximately \$127 million, and the development is anticipated to use a variety of sources, including funding from the Housing Blueprint Fund and other County sources from the FCRHA.
- **Somos at McLean Metro:** Redevelopment of a four-acre commercial property near the McLean Metro station (Providence District) that will involve demolition of the existing seven-story office building and construction of 456 affordable rental units in two buildings, one five-story building over the existing structured parking with 231 units and a second eight-story building with 225 units. The development will serve residents from 40 percent to 70 percent of AMI. Total Development Costs are approximately \$216 million, and the development is anticipated to use a variety of sources, including funding from the Housing Blueprint Fund, Tysons Housing Trust Fund, and ARPA Funds allocation from the FCRHA.
- **The Exchange at Spring Hill Station:** Development of an eight-story multifamily building located in Tysons Corner (Hunter Mill District) that will provide a total of 516 units of affordable housing serving residents from 30 percent to 70 percent of AMI. Total development costs are approximately \$354 million, and the development is anticipated to use a variety of sources, including funding from the Housing Blueprint Fund, Moving to Work Fund, and ARPA Funds allocation from the FCRHA.

FY 2024 HOME

Fairfax County received \$2,385,371 in HOME Investment Partnerships Program (HOME) funds in FY 2024. 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 2024 include:

- A Community Housing Development Organization (CHDO), Good Shepherd Housing and Family Services, was awarded HOME CHDO funds to acquire one 3- or 4-bedroom townhouse in the Hagel Circle neighborhood. The unit will serve one family of five to eight individuals, that has a household income of up to 60% of AMI and is at a high risk of homelessness or has experienced homelessness.
- HOME TBRA assistance was provided to 52 families.

FY 2024 ESG

Emergency Solutions Grant funds in the amount of \$520,211 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. The remaining Emergency Solutions Grant funds under the Coronavirus Aid, Relief, and Economic Security Act (ESG-CV) in the amount of \$8,281,368 awarded in April and June of 2020 continued to be 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 was used to rapidly re-house households experiencing homelessness.

FY 2024 CDBG and CDBG-CV

Fairfax County received \$5,682,469 in Community Development Block Grant (CDBG) funds in FY 2024. CDBG funds were used in FY 2024 to address the Vision and Mission Statement incorporated in the Five-Year Consolidated Plan by supporting contractual commitments (such as payments on outstanding Section 108 loans), program administration, homeownership activities, and an on-going home repair program. Additionally, CDBG funding was used to fund affordable housing programs and projects, and public services activities that aligned with the priorities adopted by the Board of Supervisors.

In FY 2024, approximately \$200,000 of CDBG funding provided for rehabilitation activities for five FCRHA-owned properties, including four group homes and one 20-efficiency property, that provide affordable rental housing to low-income special populations, including those at-risk of and/or experiencing homelessness. The rehabilitation work that was completed included necessary roof and window replacements, replacement of air conditioning units, and accessibility renovations to bathrooms and other areas. Completion of this rehabilitation work has increased the overall life of these affordable housing properties.

Fairfax County received \$3,506,542 of CDBG CARES Act Round 1 (CDBG-CV1) funding in FY 2020 and \$4,850,209 of Round 3 (CDBG-CV3) funding in FY 2021, for a total of \$8,356,751 to support 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 tenants are unable to pay rent due to COVID-19. In FY 2024, all CDBG-CV funding allocated for emergency rent and utility assistance was fully expended and all CDBG-CV activities were successfully completed. Final accomplishment reporting of complete CDBG-CV emergency rent and utility program beneficiaries were reported within this CAPER.

FY 2024 Home Repair for the Elderly Program

The Home Repair for the Elderly Program completed 202 cases serving 177 households in FY 2024. The average household income served was \$27,407 or approximately 25 percent of AMI for a one-person household. This meets the HUD definition for extremely low income.

FY 2024 Consolidated Community Funding Pool

The Board of Supervisors designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. CCFAC also is charged with oversight and development of funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds awarded through a competitive proposal process to fund public service activities by nonprofit organizations. In FY 2024, a total of \$852,370 in CDBG funds was allocated to the CCFP to fund competitively awarded contracts with nonprofit providers of targeted public services. The Board of Supervisors approved the following CCFP funding priorities for the FY 2023 – FY 2024 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 health 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.

Targeted Public Services Projects

A total of \$852,370 in CDBG funds was allocated to support six nonprofit contracts for CDBG Targeted Public Services (TPS) activities in FY 2024, each of which included services under one or more priority areas.

1. BRAWS (Bringing Resources to Aid Women’s Shelters) was funded \$19,089 under the Health priority area and assisted 19,445 clients in 19,445 households.
2. Fairfax Court Appointed Special Advocates (Advocating in Court for Fairfax’s Children Who Are in Crisis Due to Abuse and Neglect) was funded \$160,873 under the Positive Behaviors and Healthy Relationships priority area and assisted 396 clients in 236 households.
3. Good Shepherd Housing and Family Services, Inc. (Homes for the Working Poor, Disabled & Elderly) was funded \$386,704 under the Housing priority area and assisted 370 clients in 132 households.
4. Family Preservation and Strengthening Services (Family PASS Self-Sufficiency Program) was funded \$91,927 under the Housing and Literacy/Educational Development/Attainment priority areas and assisted 153 clients in 40 households.
5. The ARC of Northern Virginia (Employment, Stability and Community Connectedness for People with Disabilities) was funded \$148,939 under the Literacy/Educational Development/Attainment and Support/Community/Social Networks priority areas and assisted 2,888 clients in 2,076 households.
6. Women Giving Back, Inc. (Supporting Basic Needs, Stability, and Health for Fairfax Women and Children in Crisis) was funded \$44,838 under the Financial Stability and Health priority areas and assisted 4,301 clients in 1,355 households.

FY 2024 Action Plan Amendments

An annual Action Plan is required by HUD for three federal programs: CDBG, HOME, and ESG. There were amendments to the FY 2024 Action Plan during the *FY 2023 Carryover Review* due to the final HUD grant award amounts and program income received, as well as project reallocations. There were also amendments to the Plan during the *FY 2024 Third Quarter Review* due to anticipated project needs and necessary 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	HOME	ESG**
White	5,148	17	512
Black or African American	2,583	31	942
Asian	892	5	59
American Indian or American Native	98	1	9
Native Hawaiian or Other Pacific Islander	9	1	1
Total	8,730	55	1,523
<i>Other multi-racial</i>	<i>33,397</i>	<i>2</i>	<i>133</i>
<i>Unknown, Client refused, or Data Not Collected</i>	<i>0</i>	<i>0</i>	<i>88</i>

Hispanic	9,110	6	467
Not Hispanic	33,017	51	1,265
<i>Unknown, Client refused, or Data Not Collected</i>	<i>0</i>	<i>0</i>	<i>12</i>

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

** ESG demographics are from FY 2023. FY 2024 numbers will be updated in September.

Narrative

CDBG statistics reflect persons served in CDBG-funded and CDBG-CV-funded activities during FY 2024, and the statistics include total persons benefitting from the CDBG-CV Emergency Rent and Utility Assistance activity. It should be noted the chart embedded in IDIS does not collect data for "Other multi-racial clients" or "those who refuse to provide data." The actual totals served were 42,127 for CDBG, 57 for HOME and 1,744 for ESG.** In addition, many of these activities are on-going and complete outcome information will be reported in the CAPER year in which the activity is completed.

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	12,5317,929	4,204,766
HOME	public - federal	5,477,502	2,124,241
ESG	public - federal	1,030,068	634,843

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	Narrative Description
Countywide	100	100	Fairfax County, VA

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 HCD and the FCRHA. With respect to the investment of capital resources for affordable housing development, HCD and the FCRHA have financed the acquisition and development of properties in locations across the county over and will continue to operate 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.

FY 2024 Public Services Activity and Leveraging

Total CDBG Public Services Expenditures: \$852,370

Total leveraged for Targeted Public Services activities: \$5,461,357

RATIO= \$6.41 of leveraged funds for every \$1 of CDBG expenditure for Targeted Public Services activities.

FY 2024 Nonprofit Affordable Housing Activity and Leveraging

Total CDBG Affordable Housing Expenditures: \$19,669

Total leveraged for Affordable Housing Activities: \$206,681, including \$8,350 in private investments and \$198,331 in HOME funds

RATIO= \$10.51 of total leveraged funds for every \$1 of CDBG expenditure for Affordable Housing activities, including 42 cents in private investments per \$1 of CDBG

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 2024, 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 primarily for rapid rehousing assistance. Federal Continuum of Care (CoC) resources are leveraged for two rapid rehousing projects operated by two local nonprofits. A total of \$1,410,412 was awarded in February 2024 through the FY 2023 HUD CoC competitive process to support the two rapid rehousing projects. 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:

1. Autumn Willow – 150 units of senior housing being constructed on 11 acres of FCRHA owned land. Construction in progress, planned for completion in December 2024. Developer selected using Virginia Public Private Education Act (PPEA) authority.
2. One University – 240 units of affordable housing including 120 units of multifamily apartments and 120 units of senior independent living. Construction completed July 2024. Developer selected using Virginia Public Private Education Act (PPEA) authority.
3. Residences at the Government Center II – 279 units of affordable multifamily housing. Project has been selected for 9% Low-Income Housing Tax Credits and construction is planned to start in Fall 2024. Developer selected using Virginia Public Private Education Act (PPEA) authority.
4. The Exchange at Spring Hill Station – 516 units of multifamily affordable housing and a 33,000-square-foot Community Center to be constructed on FCRHA-owned property. Acquisition of the property by the FCRHA closed on June 30, 2023 and construction started December 2023.

5. Somos at McLean Metro – 456 units of multifamily affordable housing and up to 10,000 square feet of amenity space to be constructed/created on FCRHA-owned property. Acquisition of the property by the FCRHA closed on December 21, 2022 and construction is underway.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	41,301,398
2. Match contributed during current Federal fiscal year	3,924,048
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	45,225,446
4. Match liability for current Federal fiscal year	699,412
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	44,526,034

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	07/01/2023	3,924,049	0	0	0	0	0	3,924,049

Table 6 – Match Contribution for the Federal Fiscal Year

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 \$
78,502	136,996	0	78,502	136,996

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						
Number	0	0	0	0	0	0
Dollar Amount	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						
Number	0	0	0			
Dollar Amount	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		0	0			
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

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	348	157
Number of Non-Homeless households to be provided affordable housing units	858	628
Number of Special-Needs households to be provided affordable housing units	163	282
Total	1,369	1,067

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	806	688
Number of households supported through The Production of New Units	400	373
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	163	6
Total	1,369	1,067

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

A majority of the housing opportunities available to homeless households are made possible through the FCRHA’s federal rental housing programs – the Housing Choice Voucher program and the RAD-PBV program. However, since the FCRHA is required to offer 80 percent of its vouchers to households

moving from the RAD-PBV or PBV programs, this limits the opportunities available to homeless households. The FCRHA did not meet its goal of households assisted with Rental Assistance due to a combination of factors, including that many Special Purpose vouchers are provided for specific populations, such as non-elderly disabled and homeless veterans, and these populations generally have more difficulty finding units in the private market. The FCRHA also received new vouchers that support veterans which take time to develop consistent referrals and for households to fully lease. Staff are currently working with referral organizations to strengthen this process for veterans. The FCRHA also saw a decrease in the utilization of Emergency Housing Vouchers (EHV); this was due to the fact that EHV turnover vouchers cannot be reissued. The FCRHA also received new vouchers that support veterans which take time to develop consistent referrals and for households to fully lease. Staff are currently working with referral organizations to strengthen this process for veterans. The FCRHA did not meet its goal of households assisted through new production, largely because there are many large-scale affordable housing projects currently under construction which have been financed by the County and will produce hundreds of new units; however, these new units will not be completed until FY 2026 or FY 2027. The county fell below its goal of households assisted through the acquisition of existing units largely because the applications submitted in response to the FCRHA Blueprint Notice of Funding Availability (NOFA) resulted in more new unit construction awards, and less existing unit acquisition awards, than originally estimated.

Discuss how these outcomes will impact future annual action plans.

With respect to serving more homeless households, the FCRHA is actively pursuing opportunities to develop or acquire housing that can be repositioned as permanent supportive housing. In addition, the FCRHA is reevaluating how it provides opportunities within its federal rental housing programs to determine if policy changes could lead to more vouchers being provided to homeless households. The FCRHA will continue to focus on housing for persons with special needs by identifying efficiencies that will lead to higher utilization of the FCRHA’s Special Purpose vouchers.

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	80	46
Low-income	30	10
Moderate-income	84	1
Total	194	57

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

Fairfax County, in coordination with the surrounding Washington, D.C. Metropolitan area, conducted its 2024 Point-In-Time Count of individuals and families experiencing homelessness on January 24, 2024. This highly coordinated effort provides critical data on the numbers of Fairfax County residents living in shelters, in time-limited transitional housing programs as well as those unsheltered and living on the street in the Fairfax-Falls Church community. There were 1,278 people experiencing homelessness in Fairfax County on the night of the 2024 Point-in-Time Count. This is a decrease of two percent (32 people) from the 2023 Point-in-Time Count, in which there were 1,310 people identified as experiencing homelessness.

After a steady reduction of people experiencing homelessness on the night of the Point-in-Time Counts between 2008 and 2017, a decrease of 47 percent (871 people), the number of people experiencing homelessness identified through the counts increased 27 percent (258 people) between 2017 and 2021 and then decreased three percent (31 people) in 2022 before another increase in 2023 (10 percent; 119 people). The overall decrease in 2024 is primarily driven by the lower number of families in shelter (facilities and motels) and the lower number of unsheltered individuals.

The number of people in families with children experiencing homelessness decreased by eight percent (58 people) between the 2023 and 2024 counts. This decrease is attributed partially to improved and increased diversion efforts through which families' housing crises are resolved without needing to go to shelters. Enhanced eviction prevention efforts, such as emergency rental assistance, landlord and tenant outreach, and increased legal assistance, have also reduced the demand for family shelter. Meanwhile, the number of single adults experiencing homelessness increased by five percent (26 people) during the same time.

Fairfax County also examines its progress in preventing and ending homelessness among various sub-populations experiencing homelessness, including:

Chronic Homelessness. There were 257 adults identified as experiencing chronic homelessness during the 2023 Point-in-Time Count (30 percent of the total adults counted) and 192 adults identified to be experiencing chronic homelessness during the 2024 Point-in-Time Count (22 percent of total adults counted).

Veterans. There were 34 people that identified as veterans identified during the 2023 Point-in-Time Count (four percent of the total adults counted) and 26 people that identified as veterans during the 2024 Point-in-Time Count (three percent of total adults counted).

Transition Age Youth (18-24). There were 73 transition aged youth identified during the 2023 Point-in-Time Count (nine percent of total adults) and 53 transition aged youth identified during the 2024 Point-in-Time Count (six percent of total adults).

Survivors of Domestic Violence. There were 87 households identified as currently fleeing domestic violence and 227 households that reported a history of domestic violence during the 2023 Point-in-Time Count (11 percent and 30 percent of total households counted). There were 59 households identified as currently fleeing domestic violence and 194 households that reported a history of domestic violence during the 2024 Point-in-Time Count (eight percent and 25 percent of the total households counted).

In examining the demographics of people experiencing homelessness, the most significant concern identified on the night of the 2024 Point-in-Time Count remains the disproportionate representation of people identifying as Black or African American. While 10.9 percent of the general population in Fairfax County is estimated to identify as Black or African American, 48 percent of people experiencing homelessness on the night of the count identified as Black, African American, or African. The imbalance remained the same as in the 2023 count, when 48 percent of people identified as Black or African American.

There were also 19 individuals aged 70 years and above experiencing homelessness on the night of the 2024 Point-in-Time Count (two percent of total adults), including an individual in emergency shelter at the age of 98 years-old.

In contrast to the Point-in-Time Count, it is important to note that the number of people experiencing homelessness over a full year is higher. Fairfax County reported to the US Department of Housing and Urban Development for federal fiscal year 2023 ending in September (part of Fairfax County FY 2024) that the total number of sheltered homeless persons, not including dedicated domestic violence shelters, was 3,616 people. Meanwhile, Fairfax County Public Schools report that a total of 2,019 students have been identified as homeless over the school year so far as of April 24, 2024, as defined by the US Department of Education's broader "homeless" definition.

In FY 2024, the Fairfax County CoC Board was rechartered to include multiple people with lived experience of homelessness in Fairfax County, as well as appointees from the Board of Supervisors, Cities of Fairfax and Falls Church, the Public Schools, and public and private human services agencies that help people experiencing homelessness. The CoC Board's priority in FY 2025 will be to identify innovative strategies to reduce homelessness to bring to the Board of Supervisors for their approval and investment, after engaging in an inclusive community engagement process.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY 2024, nonprofit emergency shelter providers continued to experience significant challenges in recruiting and retaining homeless services staff. Fairfax County government, the primary funder of emergency shelters in the CoC, significantly raised contract budgets to support nonprofit staffing, while also supporting the increased demand for shelter beds from families with children. Supported mostly by

funding allocated to Fairfax County from the ARP, nonprofit emergency shelter providers also received funding to rent hotel rooms to provide additional shelter beds for families in need. The additional funds helped ensure that children in Fairfax County were not unsheltered and helped create safer environments with supportive services. In the last quarter of FY 2024, the Department of Housing and Community Development prepared to stand up a temporary overnight shelter in the Hunter Mill District, at the request of the District Supervisor, to provide a safer, more effective solution for the approximately 40 individuals that were sleeping in the nearby wooded area. In FY 2025 the temporary overnight shelter will open its doors.

Transitional housing programs in the CoC remain primarily funded by private donors as government has limited support for the program type and the County's strategies sought to convert transitional housing resources to permanent housing. Transitional housing remains an effective solution for special populations in the community's population experiencing homelessness, such as victims of domestic violence, transition age youth, and veterans, therefore the CoC has offered joint transitional housing and rapid rehousing funding opportunities as allowed by the US Department of Housing and Urban Development in their annual funding competition.

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 CoC as it is one of four strategies identified by the Board of Supervisors in its efforts to prevent and end homelessness. The CoC invests a significant number of resources in homelessness prevention from a variety of funding streams, public and private, including the County General Funds, the federal Emergency Solutions Grant, and Virginia Homeless Solutions Program.

Continuing to respond to the rising eviction rates from the COVID-19 pandemic, in FY 2024 Fairfax County also launched the administration of Emergency Rental Assistance Bridge Program (ERA-BP 2.0) resources to support greater communitywide housing stability. Eligibility for the ERA-BP 2.0 program includes the following: Fairfax County community member, household income at or below 80 percent of the AMI; rental rate up to 150 percent of the Fair Market Rent (FMR); up to four (4) months of assistance to maintain or secure housing. The rent assistance is applicable to arrears (balance as of March 13, 2020), the current month, and a maximum two months of prospective rent. The coordination of assistance is based on the community member's specific circumstances and the eligibility criteria of all available rental assistance resources. ERA-BP 2.0 funds will be administered until the funds are exhausted. ERA-BP 2.0 applications may be submitted online, with the Landlord Portal (landlord), or by contacting Coordinated Services Planning CSP (community member) at 703-222-0880, TTY 711, Monday

– Friday 8 a.m. – 4:30 p.m. Community Members are encouraged to contact CSP to explore resources to meet their additional basic needs.

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

In FY 2024, Fairfax County had the highest ever number of new permanent supportive housing (PSH) opportunities in its development pipeline. Supported by the Fairfax County Redevelopment and Housing Authority, 58 new PSH units are set to be constructed at two different properties and, in partnership with the Virginia Department of Behavioral Health and Developmental Services, 300 new rental assistance certificates are soon to be allocated to individuals with severe mental illness paired with intensive support services provided by public and private behavioral health organizations.

Ending veteran homelessness remains a goal of Fairfax County, a participating jurisdiction in the Built for Zero initiative, a nationally recognized movement developed through Community Solutions designed to measurably and equitably end homelessness among veterans and people experiencing chronic homelessness. In FY 2024, participation in the Built for Zero initiative expanded to additional jurisdictions that participate in the Metropolitan Washington Council of Governments' (MWCOG) homeless services committee. MWCOG will serve as the backbone organization for the regional partnership, providing additional staff support, training, and coordination so that the entire DC-area can reach its collective goal of ending veteran homelessness.

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

Actions taken to address the needs of public housing

FCRHA performed the following rehabilitation work on its federal RAD-PBV (formerly Public Housing) portfolio between July 1, 2023, and June 30, 2024:

- The Green – Replaced five plank floorings, one water heater, two stoves, one refrigerator, one dishwasher, 10 GFCIs in laundry room, two HVACs.
- Villages at Falls Church – Replaced five plank floorings, one washer, one dryer, five refrigerators, four stoves.
- Reston Town Center – Replaced one plank flooring, three refrigerators, five stoves, three stackable washer/dryer combos, one dryer, one set of kitchen cabinets, one tub.
- Barros Circle – Replaced three plank floorings, two refrigerators, one stove, six washers, two dryers, one water heater, two bathroom sink/cabinet combos.
- Shadowood – Replaced one plank flooring, one stackable washer/dryer combo, one dishwasher.
- Greenwood Apartments – Replaced 23 stoves, 13 refrigerators, 15 kitchen counter tops, six bathroom counter tops, 25 HVAC systems, 27 plank floorings, seven carpets, three trash enclosures.
- Westford – Replaced six washers and dryers, one dishwasher, 11 stoves, seven refrigerators, 20 HVAC units, six hot water heaters, 21 plank floorings, four carpets, one kitchen countertop, Westford III playground.
- Atrium – Replaced two dishwashers, two dumpsters.
- Audubon – Replaced one stove, one refrigerator, one HVAC unit, two vinyl plank floorings.
- Colchester – Replaced three HVAC units, two vinyl plank floorings.
- Old Mill – Replaced four stoves, three refrigerators, three vinyl plank floorings.
- Barkley Square – Replaced two refrigerators, one carpet.
- Ragan Oaks – Replaced three washer and dryers, 17 garbage disposals, five stoves, eight refrigerators, six bathroom countertops, 15 HVAC units, two hot water heaters, three vinyl plank floorings, 10 concrete stairs, one kitchen countertop. Asphalt repairs were also made.
- Rosedale – Replaced fencing, 16 HVAC units, 16 refrigerators, 11 stoves, 20 vinyl floorings, community room flooring. Five bathtubs were reglazed, five kitchen countertops were glazed, community room was painted, asphalt was replaced.
- Kingsley Park – Replaced 17 HVAC units, 12 refrigerators, seven stoves, one hot water heater, five vinyl plank floorings. Two bathtubs were reglazed.
- Water's Edge – Replaced one washer and dryer, three dishwashers, two stoves, one refrigerator, one kitchen countertop, one bathroom countertop, one aging building plumbing pipe, two vinyl plank floorings, seven rear fences and sheds.
- Briarcliff II – Replaced one stove, one vinyl plank flooring.
- Heritage I – Replaced one washer, one dryer, one HVAC unit, two vinyl plank floorings.
- Heritage South – Replaced one washer, one dryer, one vinyl plank flooring.
- Heritage North – Replaced five sets of kitchen cabinets, one vinyl plank flooring.
- Sheffield Village Townhomes – Replaced three washers, three dryers.

- Greenwood II – Replaced one range, one HVAC system, one washer, one dryer.
- The Tavenner – Replaced windows in one unit, fence on the property.
- Newington Station – Replaced six vinyl plank floorings, one heat pump, one air handler one roof, one metal ramp, three refrigerators, one stove, two range hoods, two washers.

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

In 2021, the FCRHA established a new resident advisory group, known as the MTW Resident Advisory Committee (the Committee). The MTW Resident Advisory Committee meets on a quarterly basis and is comprised of households that participate in the HCV and RAD-PBV programs. The overall purpose of the Committee is to obtain critical information from households used to inform the development, implementation, and review of MTW activities. Importantly, resident engagement through the committee has helped to identify areas of opportunity and inequities within MTW as part of the One Fairfax policy adopted by the FCRHA. In FY 2024, the Committee discussed several key topics including feedback on the current MTW Plan; policy options that could increase housing mobility and employment; updated payment standards used in the HCV program, and effective communications and outreach to households. While specific to MTW, the areas of discussion and feedback from households applies broadly to all households served by the FCRHA.

HCV holders who are renting and may qualify to purchase a home are encouraged to work with FCRHA's Homeownership Division to consider transitioning the voucher to be used toward the purchase of a home. Fairfax County has 25 available HCVs available for homeownership.

The FCRHA as an MTW Agency

In FY 2014, the FCRHA was designated as a Moving to Work agency by HUD. The MTW designation enables the FCRHA to provide a range of housing programs and services that help participants move toward the greatest level of self-sufficiency they would like to attain; reduce regulatory burden for staff and customers; and align housing resources with community needs. The FY 2024 Moving to Work Plan furthered the on-going work of the FCRHA and included one new activity, the ability to use MTW funds as a local non-traditional tenant-based program to assist extremely low-income older adults. Funding is now being used to support seniors who currently participate in the Fairfax County Rental Program, and who are experiencing extreme economic hardships. The FY 2024 MTW Plan also supported the efforts of the FCRHA to preserve and develop affordable housing and provide greater opportunities for individuals and families through housing mobility options and self-sufficiency tools. Throughout the fiscal year, the FCRHA continued to monitor several important policies designed to decrease the cost of assistance to families in the HCV program to ensure that households did not become overly rent burdened.

Self-Sufficiency Initiatives

The FCRHA administers two programs focused on increasing self-sufficiency outcomes among residents.

HUD Family Self-Sufficiency (FSS) Program

During FY 2024, the FCRHA served 113 households under the Family Self-Sufficiency (FSS) program. Of the 113 households served, 12 were RAD-PBV.

The FSS program participants achieved the following self-sufficiency outcomes during FY 2024:

Asset Development/Wealth Building

- The average escrow balance of all participants is calculated at \$4,726.

Employment (as of 6/30/2024)

- 55% of all participants are employed full-time.
- 22% of all participants are employed part-time.
- Average income of all participants is \$39,159.

Graduate Data (12 graduates during FY 2024)

- Median escrow disbursement was \$7,481.
- Average increase in earnings was \$21,146.
- Average credit score improvement was 65 points.
- Average length of program participation was 63 months.
- Two graduates transitioned to homeownership voucher program.
- Three graduates transitioned to market rent.

Training and Education

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

Step Ahead Program

The FCHRA contracts with Northern Virginia Family Services (NVFS) to provide supportive services designed to assist participating households with access to training, education, workforce development and financial literacy resources. This program is available to participants who are not enrolled in another HUD-funded case management program.

In FY 2023, the contract was expanded to deliver more intensive services using a Critical Time Intervention (CTI) model aimed at increasing long-term housing stability. These services are targeted primarily to participants in the EHV program and individuals living with serious mental illness but are

made available to any participant in an MTW-funded voucher program who are struggling to maintain their housing due to unmet needs.

Workforce Development

- HCD does not offer workforce development opportunities, and instead relies on workforce development partners in Fairfax County to provide these services. However, HCD acknowledges that participation in training and employment is a driving factor in achieving living-wage income and is a critical component to long-term sufficiency, and HCD makes efforts to increase awareness and access to these programs and services. Employment, training and education opportunities are posted in the lobby/waiting area of HCD.
- Ongoing partnerships between Cornerstones, Inc. and FACETS, and Department of Neighborhood and Community Services also continues to provide opportunities for education and workforce development.

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	Current Program Enrollment: 21	Applicant List	Homeownership staff continue to work with HCV families as they work toward their first home purchase	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 (FTHB) and Workforce Dwelling Unit (WDU) Programs - Homeownership Education	Self-serve online FTHB and WDU Program orientation sessions with estimated 1,200 attendees	Self-select to become eligible for FTHB and WDU Programs	Online self-service presentations and community events	Both RAD- PBV and HCV

<p>Cornerstones, Inc.</p> <p><u>RAD-PBV Properties Served:</u> West Glade</p> <p><u>Programs/Services:</u> 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.</p> <p>Locations served are Herndon Resource Center, Westglade, Stonegate, Cedar Ridge and Crescent communities.</p>	<p>Varies by program</p>	<p>Voluntary, self-selection; restricted to property residents</p>	<p>Virtual; on-site community center; neighborhood sites</p>	<p>Participation is open to any RAD-PBV household</p>
<p>FACETS</p> <p><u>RAD-PBV Properties Served:</u> Barros Circle, and Ragan Oaks, Wedgewood</p> <p><u>Programs/Services:</u> 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.</p> <p>Locations served are Barros Circle, Ragan Oaks, Robinson Square and Wedgewood communities.</p>	<p>Varies by program</p>	<p>Voluntary, self-selection; restricted to property residents</p>	<p>Virtual, on-site community center; neighborhood sites</p>	<p>Participation is open to any RAD-PBV household</p>

Encouraging Participation in Homeownership Activities

Regarding actions taken to encourage RAD-PBV residents to participate in homeownership, HCD Homeownership staff meets with HCV residents applying to homeownership programs to discuss the possibility of using their vouchers for homeownership opportunities. Residents who qualify for

homeownership can purchase a home with their tenant-based vouchers, subject to available homeownership vouchers. In FY 2024, four families purchased new homes using Housing Choice Vouchers.

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.

CDBG funds have been used for down payment assistance since late FY 2019. In FY 2024, 80 families each received a \$10,000 forgivable loan, for a total of \$800,000. Each loan will be forgiven if the family remains in the home as their primary residence for at least five years, during which time the family will build equity.

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)

In February 2023, the Board of Supervisors adopted a policy aimed to preserve existing market and committed affordable rental multifamily housing units, whose residents are vulnerable to a shrinking supply of these types of units and rental market volatility. The policy supports the County's goal of no net loss of market and committed affordable housing units within redevelopment. Based on this action, the one-for-one replacement of affordable units in proposed residential infill development and redevelopment will be prioritized. The policy also recognizes that additional public and private resources and incentives for affordable housing preservation may be incorporated into development proposals to maximize the number of replacement affordable units. In 2024, an evaluation of expanding preservation policies to include manufactured housing and mobile home communities has begun.

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 intellectual and/or developmental disabilities (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 program expanded to include 10 project-based vouchers in FY 2024. The FCRHA has continued to play a lead role in addressing the housing needs of persons with ID/DD in FY 2024. As of June 30, 2024, the FCRHA was serving 155 eligible households.

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

The County implements procedures for the notification, evaluation, and reduction of lead-based paint hazards in federally-owned residential property and housing receiving federal assistance in conformance with regulations issued by HUD. 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. 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 complete 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). CCFP provides funding for several projects that provide support to 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 200 percent of the Federal Poverty Program Guidelines. In FY 2024, CSBG funds totaling \$1,180,331, were used for the following types of projects, based on the funding priorities of the Community Action Advisory Board (CAAB):

- Housing: 40%
- Health & Social/Behavioral Development: 25%
- Support Services (Childcare): 20%
- Education & Cognitive Development: 15%

Eight Community-Based Organizations received a total of nine contracts partially or fully funded with CSBG and report quarterly to the CAAB on the success of their programs. The FY 2023-2024 CSBG programs are as follows:

Housing

- New Hope Housing – Stable Long-Term Housing for Chronically Homeless Adults - Provides safe, stable and accessible living accommodations along with other basic necessities. (Outcome - Individuals and/or families are successfully housed)
- United Community – Stepping Stones - Provide financial assistance to eligible participants in the form of rental assistance that prevents eviction and homelessness to enhance family stability and contribute towards educational success for children. Payment is made directly to landlords or housing authorities. (Outcome - Persons have increased housing stability)

Health & Social/Behavioral Development

- Family Counseling Center of Greater Washington – Mental Health & Counseling Services - Provide crisis intervention, prevention and/or in-depth one-on-one counseling services to low-income adults experiencing behavioral issues throughout Fairfax County. Behavioral issues include, but are not limited to, conflicts within dysfunctional families, marital conflict, mood disorders, anxiety disorder, trauma, alcohol and drug abuse and/or anger problems. (Outcome - Adults have stable or improved behavioral health)
- Food for Others – Emergency Food - Provide emergency food assistance to clients with referrals from social workers or social service organizations. Food boxes provide clients with staples such as milk, eggs, and nonperishable items so they can prepare nutritionally balanced meals. (Outcome - Persons have increased food security)
- Second Story – Second Story for Young Mothers - Provide young women 18 to 22 years-old (transition-age youth) who are homeless single mothers and/or who are homeless and pregnant with mental health counseling. (Outcome - Children and youth have stable or improved behavioral health)

Support Services

- The Tahirih Justice Center – Protecting Vulnerable Immigrant Survivors of Violence - Provide low-income immigrants with free, holistic legal representation and assistance to include immigration legal petitions (e.g., asylum, green card adjustments, work permit, VAWA, U, T, A and SIJS visas and their derivatives) and family law matters such as protective orders, child custody, visitation, spousal support, divorce petitions and their modifications/enforcement. (Outcome - Persons have decreased levels of risk of abuse, neglect, or exploitation)
- Shelter House – Artemis House - Provide emergency shelter, assistance safety planning, comprehensive case management services, housing planning and location assistance, financial assistance, and referrals to community resources to victims of domestic violence with children. (Outcome - Children and youth have access to safety net and community resources that promote stability)

Education & Cognitive Development

- Cornerstones – Kids and Parents Engage (Herndon Afterschool and Reston Afterschool) - Provide afterschool services, which include homework help and enrichment programming, out-of-school-time (OST) programming to children and youth. (Outcome - Youth have improved academic performance)
- Second Story – Culmore Youth Outreach Project - Provide activities and support to youth that encourage them to improve their academic achievement. Activities will include homework assistance, tutoring, supervised recreation, and enrichment activities. (Outcome - Youth demonstrate improved academic performance)

In addition to the CSBG funds, approximately \$11 million in County General Funds are awarded through

the CCFP pool and \$852,370 in CDBG funds (discussed in a previous section). A complete list of programs funded by the CCFP can be found at <https://www.fairfaxcounty.gov/procurement/2023-funding-pool-awards>.

In addition to the CCFP, 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.

VITA Statistics for Tax Year 2023:

- 157 dedicated, IRS certified Volunteers
- 5,483 total volunteer hours
- 5 VITA sites
- 2,281 Federal E-Filed and Paper Tax Returns filed
- \$2,888,787 million in Federal Tax refunds
- \$477,031 Child Tax Credit (CTC)
- \$1,203,777 Earned Income Tax Credit (EITC)

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

During FY 2024, 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 CSBG funds, for specific, targeted public services activities. Additionally, the Department of Neighborhood and Community Services staffs the Community Provider Strategy Team (CPST) that strategically works to increase a collective capacity to serve and meet urgent and ongoing basic needs in the Fairfax County community. Considering racial and social equity in the development and delivery of services, the CPST examines and documents changes in basic needs service delivery in Fairfax County, identifies and solves delivery gaps, and promotes best practices.

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

In FY 2024, the CAAB, which has oversight over the county's CSBG funds, continued to support HCD's mission and strategic and action plans; in recognition of the importance of affordable housing to improving the economic success in the county, the CAAB provided a representative to the Affordable Housing Advisory Committee and advocated at the state and local levels for the allocation of resources to ensure the action plan is implemented.

Additionally, the CAAB allocated CSBG funds to community organizations that provide county residents with supports, including mental health services, emergency food and comprehensive case management services that aid in housing planning and location assistance, landlord advocacy and mediation, budget

counseling, and referrals to community resources. For FY25, the CAAB has created an ad hoc committee that will discuss housing and homelessness issues in the county and develop formal recommendations to present to the County Board of Supervisors.

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

In July 2023, the Board of Supervisors approved the Metropolitan Washington Regional Fair Housing Plan, outlining regional and local goals. The final Regional Plan was submitted to HUD in December 2023, published by the MWCOG in January 2024, and is located at: [Regional Fair Housing Plan \(mwcog.org\)](http://mwcog.org)

In FY 2024, Fairfax County established a Fair Housing Planning Implementation Workgroup, which consists of several relevant County agencies. The workgroup reviewed the Metropolitan Washington Regional Fair Housing Plan and assigned each action in the plan to one or more agencies. The actions, consistent with each assigned agency's typical area of responsibility, were then outlined in each agency's 2024 One Fairfax Plan. Progress of each goal will be documented in a report drafted by each agency annually.

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 32 new fair housing complaints between July 1, 2023, and June 30, 2024.

- 70 cases were investigated or engaged in post-cause conciliation by staff during this period,
- 42 complaints were closed, two with a part-cause finding, 15 with a "No Cause" finding, 21 cases were conciliated, two cases were Administratively closed or withdrawn, and one case was resolved through litigation,
- 24 cases remained under investigation, and
- three remain open for ongoing post-cause conciliation as of June 30, 2024.

Education and Outreach Events and Materials

Presentations:

- 7/7/23 - One staff member trained staff employed at Quantum Management. Six people were in attendance.
- 9/15/23 - One staff member trained staff employed at the LCOR Commons Apartments. Eight people were in attendance.

- 9/18/23 - One staff member trained staff employed Borges and Borges Management company. Seven people were in attendance.
- 9/20/23 - One staff member trained staff employed at Hillwood Manor Apartments. Ninety-six people were in attendance.
- 9/21/23 - Ten staff members assisted in the production of a multi-jurisdictional “Legal Updates” presentation, featuring Deputy HUD Secretary Demetria McCain. One-hundred people were in attendance in-person.
- 12/5/23 - One staff member gave a three-hour fair housing training to Bell Partners. One person was in attendance.
- 11/28/23 - One staff member gave a three-hour fair housing training to Russel at Reston Station. One person was in attendance.
- 12/13/23 - One staff member gave a three-hour fair housing training to Southern Management. One person was in attendance.
- 10/4/23 - One staff member gave a three-hour fair housing training to Kettler Management. Four people were in attendance.
- 12/18/23 - One staff member gave a three-hour fair housing training to Kettler Management. Three people were in attendance.
- 11/14/23 - - One staff member gave a three-hour fair housing training to Stuart Woods. Five people were in attendance.
- 10/25/23- One staff member gave a three-hour fair housing training to Fairfax Village. Two people were in attendance.
- 1/24/24 - One staff member gave a three-hour fair housing training to Camden Property Trust. Five people were in attendance.
- 2/21/24 - One staff member gave a three-hour fair housing training to RIMSI Margate. Five people were in attendance.
- 2/21/24 - One staff member gave a three-hour fair housing training to RIMSI Winterthur. Eight people were in attendance.
- 3/5/24 and 3/7/24 - One staff member gave a three-hour fair housing training to JRK Property Holdings. One person was in attendance.
- 4/24/24 – Three staff members provided a three-hour fair housing training to property managers in the City of Falls Church. Ten people were in attendance.
- 5/8/24 – One staff member provided a three-hour fair housing training to staff at Grady Management. Two people were in attendance.
- 5/21/24 – Two staff members provided a 1.5-hour fair housing training to the Falls Church City Council members. Ten people were in attendance.
- 6/6/24 – One staff member provided a three-hour fair housing training to staff at Two Van Metre. Five people were in attendance.
- 6/4/24 – One staff member provided a three-hour fair housing training to staff at the Donaldson Group. Two people were in attendance.
- 6/12/24 – One staff member provided a three-hour fair housing training to staff at PP Ridgeline Investors. Twenty-nine people were in attendance.,
- 6/21/24 – One staff member provided a three-hour fair housing training to staff at Mid America Apartments. Nine people were in attendance.

Brochures/Publications/Materials:

FCOHREP distributed several 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. Its two newest publications produced this year include:

- Fair Housing and Domestic Violence Campaign - The OHREP's domestic violence bus advertisements went live and were advertised in 28 bus shelters, eight in Spanish, as well as the interior of 100 WMATA busses.
- Affirmatively Furthering Fair Housing: The OHREP's Annual Fair Housing Month Event was made public on Channel 16, as well as video on demand and YouTube. Keynote Speaker, Ms. Sara Pratt spoke on the importance of affirmatively furthering fair housing. A panel of local service providers also answered questions about the challenges faced in affirmatively furthering fair housing and spoke to resources available.

Other Outreach Related Activities:

- 9/23/23 - Celebrate Communication - Two staff members passed out outreach materials at a Celebrate Communication event, featuring sign language interpretation.
- 3/6/24 – Fairfax County Communications Policy & Regulation Workshop – Two staff members attended this event. This event was held at the Lincolnia Senior Center located at 4710 North Chambliss Street, Alexandria, VA 22312.
- 3/23/24 – Northern Virginia Housing Expo – One staff member attended this event. This event was held at Charles Colgan High School located at 13833 Dumfries Road in Manassas, VA. The event was hosted by the Prince William Office of Housing and Community Development and featured dozens of exhibits/booths for members of the public to inquire about government programs/services, home-buying opportunities and mortgage information. The event also included workshops and consultation opportunities for anyone interested in buying or renting the Northern Virginia region. Staff detailed the OHREP's services and role as an investigative agency. Staff also distributed informational flyers in multiple languages that detailed services offered by the OHREP.

- 4/25/24 – Annual Fair Housing Month Event – The OHREP hosted over 100 service providers, housing providers and citizens to its Annual Fair Housing Month Event. Key Note Speaker, Ms. Sara Pratt spoke on the importance of affirmatively furthering fair housing. A panel of local service providers also answered questions about the challenges faced in affirmatively furthering fair housing and spoke to resources available. One-hundred people were in attendance.
- 5/15/24 – Fair Housing Taskforce Meeting - The OHREP presented resources and information to members of the CSB. Twenty people were in attendance.
- 6/1/24 – Reston Pride - The OHREP held a resource table at Reston Pride to distribute literature on fair housing. One-hundred people were in attendance.
- 6/8/24 – Declaration Day - The OHREP held a resource table at George Mason’s Declaration Day to distribute literature on fair housing. One-hundred people were in attendance.

Requests For Information

During this period, staff members continued to respond regularly to calls and requests for information covering a variety of topics related to fair housing laws and associated issues.

Fair Housing Training Opportunities

- 8/29/23 - 9/1/23 – Two staff members attended the HUD National Conference in Denver Colorado.
- 10/30/23 - 11/2/23 – The National Fair Housing Training Academy (NFHTA) Basics of Fair Housing course ensures that participants have a foundational framework, which they can build upon to carry out their duties in a professional and proficient manner. One staff member attended this training.
- 12/4/23 - 12/8/23 – In the International Development and Planning (INTLDP) Advanced Fair Housing Investigations training investigators were prepared to successfully navigate the Fair Housing Investigative Process. This training included substantive sessions on the following subjects: Fair Housing Investigative Process, Disability and Accessibility Issues, Conciliation and Emerging Issues. Six staff members attended this training.
- 1/16/24 – Two staff members attended The Fair Housing Act’s (FHA) Accessibility Requirements Overview. This training was an overview of FHA's accessibility requirements.
- 1/22/24 – 1/26/24 – One staff member attended INTLDP Advanced Fair Housing Case Development, a 25-hour course for new investigators.
- 2/5/24 – 2/8/24 – Two staff members attended NFHTA Fundamentals of Fair Housing – Intake, a 12-hour course on fair housing intakes.

- 3/20/24 – One staff member attended NFHTA Combatting the Many Forms of Mortgage Lending Discrimination, a two-hour course.
- 4/9/24 – One staff member attended the Fair Housing Act: Common Violations and Solutions training which provided an overview of common FHA violations and solutions.
- 5/15/24 – One staff member attended the NFHTA Empowering New Americans training which included a discussion about the challenges New Americans face related to housing.
- 6/17/24 – One staff member attended Legal Options for Survivors of Domestic Violence with Disabilities which included a discussion on Domestic Violence survivors with disabilities and housing.
- 6/26/24 - Two staff members attended the NFHTA Bostock & Beyond: LGBTQIA+ Fair Housing Protections training which included a discussion about practical applications of LGBTQIA+ Fair Housing Protections post- Bostock v. Clayton County.

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

Fairfax County continues to support activities with CDBG, HOME, and ESG funding that benefit low- and moderate-income families and individuals. Program activities are regularly and closely monitored to ensure that these programs continue to benefit eligible households and comply with program requirements.

Fairfax County, through the Department of Planning and Development, ensures the development and implementation of affordable housing policies and regulations within the Comprehensive Plan and Zoning Ordinance.

CDBG Monitoring

In FY 2024, there was no CDBG funding awarded through the CDBG/HOME Request for Proposals process for the development, acquisition or renovation of affordable housing units. The \$821,291 in CDBG funding allocated to the FCRHA Notice of Funding Availability (NOFA) for new construction and preservation of affordable housing is still under review for award distribution. CDBG funding allocated to the CDBG Targeted Public Services (TPS) funding was allocated to six nonprofit contractors through the competitive FY 2023- FY 2024 Consolidated Community Funding Pool (CCFP) Request for Proposals

process. The terms of each contract require that contractors comply with all applicable HUD and other federal regulations.

CDBG-funded downpayment assistance loans for home purchases, which are forgiven after five years, are tracked and monitored for sales prior to the five-year period. If a home is sold within five years of purchase, FCRHA will apportion the amount of CDBG funds to be returned.

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 submit their monthly invoice requests outlining program expenditures; and provide quarterly reporting on beneficiary demographics, services rendered, and outcomes achieved. HCD staff reviews 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 ongoing communication with contractors by email and telephone to discuss 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 contractor's self- assessments and assessments by HCD staff are discussed.

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 monitored to ensure compliance with HOME requirements include (but are not limited to):

- Tenant leases;
- Income eligibility calculations (Part 5 definition of Annual Income);
- Household recertifications;
- HOME Rent and Income Limits;
- Property standards; and
- Tenant selection process.

HCD continues to use HOME-specific monitoring checklists to conduct on-site monitoring of its rental housing projects to ensure on-going compliance with HOME 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 and unit files, a closing meeting, and visual assessment of at least one HOME-assisted unit. Staff have generally found most HOME units complied with HOME program requirements. Most corrective actions were consistently addressed to resolve any concerns identified during monitoring.

In FY 2024, HCD performed on-site monitoring at the following three HOME-assisted properties that are owned and/or under affordable rental housing contract with FCRHA/Fairfax County: Herndon Harbor, Mount Vernon House, and Olley Glen. The following four nonprofit organizations received on-site HOME monitoring for their rental housing programs: Brain Foundation, Community Havens, Pathway Homes, and Sunrise Group. Typically, all HOME-assisted properties are inspected under the Housing Quality Standards (HQS) at minimum, while HCD transitions to newly updated physical inspection standards.

Additional HOME on-site monitoring will be conducted in FY 2025. Annual HOME Desk Monitoring is underway for all HOME-assisted properties as of July 2024 and includes the 2024 HOME Rent and Income Limits published by HUD.

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.

The Fairfax County Board of Supervisors 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 countywide grant program that includes CDBG dollars for funding private community-based human services programs. 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 11, 2022, the CCFAC held a public hearing to receive citizen input on the county's performance on meeting housing and community development needs in FY 2023, as well as on identifying housing and community development needs for FY 2024. The hearings 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 7, 2023, the Fairfax County Board of Supervisors authorized the advertising of a public hearing on the proposed One-Year Action Plan for FY 2024, which was made available for public review and comment. The Board held the public hearing on March 21, 2023, providing the community with an opportunity to comment on the proposed use of funds described in the One-Year Action Plan for FY 2024, 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 2021. After careful consideration of all comments received by the public, the Board of Supervisors approved the final One-Year Action Plan on May 9, 2023.

- This performance report was made available to citizens and the County received citizen comments during the period from August 22, 2024 through September 17, 2024. A copy of the public notice that was printed in local newspapers is included in the Attachments. In addition, the draft Consolidated Annual Performance and Evaluation Report for FY 2024 was posted on the Fairfax County government web site and copies were made available at all Fairfax County Public Libraries 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.

CR-50 - HOME 24 CFR 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 24 CFR §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 regularly conducted to ensure that housing quality standards are maintained. All properties are inspected under the Housing Quality Standards (HQS), at minimum, while HCD transitions to UPCS-V Inspection Standards, once additional federal guidance is published.

All owners/managers of HOME rental housing properties assisted with Fairfax County HOME funds, as well as rental units with tenants receiving Fairfax County HOME Tenant-Based Rental Assistance (TBRA) assistance, must document that the property follows all applicable HOME property standard requirements, including a physical inspection of each unit at least annually. Fairfax County requires owners/managers to resolve any health and safety-related deficiencies within 24 hours and all other physical deficiencies within 30 days. Recordkeeping of such inspections must be maintained and available during Fairfax County's HOME On-site Monitoring and HOME Desk Monitoring – annual audit processes to determine program compliance with HOME rules and requirements.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Vacant county and FCRHA-owned 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. HOME units use an active waiting list for filling units when available. The waiting list is comprised of applicants obtained using affirmative fair housing marketing standards by third party management.

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

There was no program income used for projects in FY 2024.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

For actions taken to preserve the affordability of existing rental housing, see the Affordable Housing

Preservation and Production and Highlights of Creation and Preservation Activities sections 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-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0	0	0
Held one or more job fairs.	0	0	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0	0	0
Assisted residents with finding child care.	0	0	0	0	0
Assisted residents to apply for, or attend community college or a four-year educational institution.	0	0	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0	0	0
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0	0	0
Other.	0	0	0	0	0

Table 15 – Qualitative Efforts - Number of Activities by Program

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
UEI	
EIN/TIN Number	540787833
Identify the Field Office	WASHINGTON DC
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

ESG Contact Name

Prefix	Mr.
First Name	Stephen
Middle Name	E.
Last Name	Knippler
Suffix	
Title	Continuum of Care Manager, Office to Prevent and End Homelessness

ESG Contact Address

Street Address 1	3700 Pender Drive
Street Address 2	
City	Fairfax
State	VA
ZIP Code	22030
Phone Number	703-246-5161
Extension	
Fax Number	
Email Address	stephen.knippler@fairfaxcounty.gov

ESG Secondary Contact

Prefix	Mr.
First Name	Thomas
Last Name	Barnett
Suffix	

Title	Deputy Director, Office to Prevent and End Homelessness
Phone Number	703-324-9408
Extension	
Email Address	Thomas.Barnett@fairfaxcounty.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2023
Program Year End Date	06/30/2024

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name
City
State
Zip Code
DUNS Number
UEI
Is subrecipient a victim services provider
Subrecipient Organization Type
ESG Subgrant or Contract Award Amount

CR-65 - Persons Assisted N/A

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 18 – Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 21 – Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (unduplicated if possible)	0	0	0	0

Table 23 – Special Population Served

CR-65 Note

For CR-65, please see information provided in ESG SAGE CAPER attachment, with the exception of 4c and 4d, which are not applicable.

CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

10. Shelter Utilization

Number of New Units – Rehabbed	0
Number of New Units – Conversion	0
Total Number of bed - nights available	0
Total Number of bed - nights provided	0
Capacity Utilization	0.00%

Table 24 – Shelter Capacity

11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

Rapid Rehousing

- Number of Unduplicated Persons Served by ESG-funded Programs = 1,391
- Percentage Exiting to Permanent Destinations = 70% (638 out of 917 people)

Homelessness Prevention

- Number of Unduplicated Persons Served by ESG-funded Programs = 283
- Percentage Exiting to Permanent Destinations = 62% (139 out of 226 people)

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	248,985	136,102	122,978
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	39,152	14,306	8,787
Expenditures for Housing Relocation & Stabilization Services - Services	69,157	69,157	82,796
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	357,294	194,709	214,561

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Expenditures for Rental Assistance	235,519	181,362	\$ 288,102
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	58,171	55,741	\$ 99,172
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	293,690	237,103	\$ 387,274

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	0	0

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2021	2022	2023
Street Outreach	0	0	0
HMIS	0	0	0
Administration	43,293	19,352	33,009

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2021	2022	2023
	694,277	451,164	634,843

Table 29 - Total ESG Funds Expended

11f. Match Source

	2021	2022	2023
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	347,138	451,165	634,843
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	347,138	451,165	634,843

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2021	2022	2023
	1,041,415	902,329	1,269,686

Table 31 - Total Amount of Funds Expended on ESG Activities