



# DRAFT ONE-YEAR ACTION PLAN FOR COUNTY FY 2024 (FEDERAL FY 2023)

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

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Executive Summary of this Fairfax County One-Year Action Plan for FY 2024 (FY 2024 One-Year Action Plan) is intended to help facilitate citizen review of the intended uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds (collectively, the Federal Funds), as well as the housing and community development goals and priorities to be achieved during the period July 1, 2022 through June 30, 2024. FY 2024 will be the third year of the county's implementation of the Five-Year Consolidated Plan for FY 2022-FY 2026 (Consolidated Plan). This FY 2024 One-Year Action Plan describes how Fairfax County intends to use the Federal Funds to meet the needs established in the Consolidated Plan and is based on the goals and strategies established in the Consolidated Plan.

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

The priority housing needs identified for this Action Plan are consistent with those identified in the [Consolidated Plan](#) and [Fairfax County's Communitywide Housing Strategic Plan](#). Other important plans and policy documents that support the creation of a sufficient supply of housing also guide the approaches discussed. These include the 2015 Strategic Plan to Facilitate the Economic Success of Fairfax County to shape a strong economic development strategy, 2017 [One Fairfax Policy](#) for racial and social equity to affirm county goals of inclusivity and shared prosperity for all county residents, as well as the 2017 Analysis of Impediments to Fair Housing Choice, will be updated by a new Regional Analysis of Impediments in 2023.

Fairfax County identifies those with the greatest need as follows:

- 1) individuals and families who are homeless;
- 2) persons with low- and extremely low incomes;
- 3) persons with disabilities; and
- 4) low-income seniors.

The identified affordable housing priorities respond to three critical elements of the affordable housing crisis in Fairfax County. The first critical element is the severity of need. The second is the limited and dwindling supply of affordable housing, in both the owner-occupied and renter-occupied sectors. The overall shortage of housing is making more units unaffordable through rent and price escalations. The third critical element is an increase in the number of households with low incomes who need affordable units. Households with low-moderate incomes are often unable to find affordable housing because the units are occupied by households with higher incomes.

The severity of the housing problem for people experiencing homelessness fuels a renewed vigor in providing basic shelter and warrants placing a high priority on meeting the needs of people experiencing homelessness. Low-income households, particularly those below 30 percent of AMI (i.e., extremely low income), are the most disadvantaged in finding and keeping housing in the current market. Economic downturns may put hard-working families at risk of homelessness as they

struggle with multiple jobs and uncertain income. Service providers and housing advocates are being challenged more than ever to prevent homelessness.

The elderly represent the fastest-growing age segment in Fairfax County and are projected to be 21.7 percent of the county's population by the year 2035. Elderly low-income households with housing problems (including cost burden) include a significant number of homeowners.

Persons with physical or mental disabilities require special attention as they are likely to need both services and housing. Over two-thirds of renters with disabilities and nearly two-thirds of owners with incomes less than 80 percent of AMI had at least one of the following housing problems: (1) greater than 30 percent cost burden, (2) over-crowdedness, or (3) the lack of a complete kitchen or bathroom facilities. In addition, the American Disabilities Act (ADA) and the Olmstead decision provide legal protections for persons with physical, intellectual, or mental disabilities that must be honored.

Finding ways to ensure that housing is affordable for all residents is essential to the long-term economic health of Fairfax County. An adequate supply of workforce housing (i.e., housing that is affordable to essential workers) is critical to meet the demands of projected job growth and to ensure that the county can keep workers who provide critical services to all residents.

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

The Consolidated Annual Performance and Evaluation Report (CAPER) evaluates the county's use of CDBG, HOME, and ESG program funds during the immediately past fiscal year which ended on June 30, 2022. It provides a summary of accomplishments and an accounting of the allocation and expenditure of funds in FY 2022, in relation to funding and accomplishment goals established in the [Consolidated Plan for 2022-2026](#). The CAPER also reports on other key county efforts and funding that support affordable housing, community development and targeted public services activities.

Key funding uses and accomplishments reported in the FY 2022 CAPER include:

- The Fairfax County Board of Supervisors (Board) adopted the Communitywide Housing Strategic Plan in 2018 to establish priority areas and set 15-year affordable housing production, retention and financing goals.
- The Board adopted the [Countywide Strategic Plan](#) in October 2021 that identified Housing and Neighborhood Livability as a priority outcome area with eight strategies to expand housing affordability, five strategies to develop housing supportive policies, two strategies to end homelessness, three strategies to expand innovative funding opportunities, three strategies to create great places, and two strategies to improve mobility.
- The Board adopted a Comprehensive Plan Amendment to provide private developer incentives to include units for households with low- and moderate-incomes within their market-rate residential development projects.
- ESG funds, used to prevent homelessness and provide rapid re-housing to households experiencing homelessness, were supplemented by Emergency Solutions Grant – Coronavirus funds (ESG-CV) under the federal CARES Act to provide additional housing relocation and stabilization services, financial assistance and rapid re-housing, as well as to create temporary emergency shelter locations.

- Supplemental CDBG – Coronavirus (CDBG-CV) funding was primarily used to provide emergency rent and utility assistance to income-eligible households negatively impacted by the coronavirus pandemic.
- The Home Repair for the Elderly Program (HREP) completed 216 projects to provide services to 99 households.
- Veterans Affairs Supportive Housing Vouchers and Family Unification Program vouchers, as well as CDBG and HOME funds, were used by nonprofit partners to provide permanent housing for 34 formerly homeless households.
- Housing was provided to 17,456 individuals by using HCV or RAD-PBV rent subsidies, or FCRP units.
- Tenant Based Rental Assistance (TBRA) program provided rental assistance to 55 families.
- Total progress toward the [DHCD Housing Strategic Plan](#) goals to produce 10,000 new units affordable to households earning up to 60 percent AMI by 2034, and to preserve existing units includes the production of 1,753 additional units that are in the pipeline to be produced, and the preservation 868 units with 555 additional units in the pipeline to be preserved. The reported units in the pipeline to be produced and preserved are based on “point-in-time” snapshots at the time of the reporting. The Board Chairman’s Task Force on Equity and Opportunity released the following recommendations that directly address housing and community development:
  - Implement policies to enable public safety personnel to live in and come from the communities they serve.
  - Aggressively pursue strategies to increase the amount of affordable housing and address the affordability of housing for low-income residents.
  - Promote the use of social impact funds or other investment opportunities to attract capital investment in the built environment to improve and expand housing stock and other neighborhood amenities to avoid displacement as neighborhoods change.
- The Affordable Housing Advisory Council (AHAC) was rechartered by the Fairfax County, Board of Supervisors (Board) as an advisory Board, Authority or Commission (BAC) effective July 1, 2022. The AHAC was established for the purpose of providing recommendations to the BOS, consistent with the One Fairfax policy, regarding the implementation and achievement of the Communitywide Housing Strategic Plan, County resource requirements identified in the annual Budget Guidance, any additional adopted affordable housing development or preservation guidance, as well as recommendations on overarching policies and programs that support, promote and synthesize County efforts related to both ensuring housing affordability, accessibility and ending homelessness. During FY 2022, appointments to the 36-member body progressed resulting in 32 currently active members with 4 member vacancies. The Council meets quarterly. During this period, AHAC established its By-Laws and an Executive Committee that meets monthly to guide its work. A fundamental accomplishment of AHAC was the development of a FY 2023 Workplan identifying strategies for implementation in the areas of legislation, policy, budget, and Housing in All Places.

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

Fairfax County is committed to ensuring that residents, advocacy groups, service providers, public and private agencies, community leaders, and stakeholders have opportunities to participate in the development and implementation of the Consolidated Plan. The Board adopted [Fairfax County’s Citizen Participation Plan](#) (hereafter, the “CPP”) on December 8, 1997 and most recently amended it on March 23, 2021. *A copy of the CPP may be found in the Grantee Unique Appendices.* The CPP is

locally developed and sets forth policies and procedures for public input and participation during the Consolidated Plan process.

Per the CPP, the county encourages and provides opportunities for citizen participation from all sectors of the community. Emphasis is placed on participation by low- and moderate-income individuals; residents of areas in which federal funds are used or are proposed to be used; and minority and non-English-speaking residents as well as by persons with disabilities and other special needs. The county also works closely with the FCRHA to encourage participation by residents of public and assisted housing developments.

The Consolidated Community Funding Advisory Committee (CCFAC) is a citizen group established by the Board to monitor and advise the Board on the development and implementation of each Five-Year Consolidated Plan and One-Year Action Plan (hereafter, “the Plans”). The CCFAC holds at least one annual public hearing (hereafter, “CCFAC Public Hearing”) to receive citizen input on current and needed housing, community development, and public services, as well as comments on the Plans submitted at or prior to the close of public hearings held by the Board (hereafter, “Board Public Hearings”). The CCFAC is composed of representatives from human services provider groups, consumer and community organizations, and other boards, authorities, and commissions involved in human services.

Numerous county agencies and local groups were involved in developing the Plans, and the County consulted with state agencies, neighboring jurisdictions, and a variety of community-based organizations.

Citizens were notified of the opportunity to provide citizen input for the CCFAC Public Hearing on the housing, community development and other human services needs, held on October 11, 2022. In addition, a Draft FY 2024 One-Year Action Plan was released and distributed on February 7, 2023 for public review and comment in writing or in person on or prior to March 21, 2023 hereafter, the “Public Comment Period”). The public can submit written comments on the Draft FY 2024 One-Year Action Plan to DHCD Grants Management at 3700 Pender Drive, Suite 329, Fairfax, VA 22030.

### **Summary of public comments**

Notices that the CCFAC Public Hearing would be held on October 11, 2022, were provided through newspaper publications with diverse circulations, as well as through the county website, a variety of social media platforms, social services agencies, nonprofit providers of affordable housing and human services, community networks, public libraries, and community and recreation centers.

The CCFAC received testimonies at the public hearing from and on behalf of the following organizations:

- Rebuilding Together of Arlington- Fairfax-Falls Church;
- The Literacy Council of Northern Virginia;
- The ARC of Northern Virginia;
- Cornerstones, Inc.;
- United Community Ministries, Inc.;
- Western Fairfax Christian Ministries, Inc.;
- Ayuda;

- The Long-Term Care Coordinating Council;
- Private citizens

A summary of the testimony presented at the CCFAC Public Hearing and copies of the written testimonies submitted may be found the Citizens Participation Comments Appendix section.

The public was provided access to and opportunities to comment on the Draft FY 2024 One-Year Action Plan beginning on February 7, 2023 and ending on March 21, 2023 (Public Comment Period). The Public Comment Period will end at the conclusion of the Board Public Hearing to be held on March XX, 2023, for Board receipt of testimony on the Draft FY 2024 One-Year Action Plan and the proposed uses of federal and local funding to advance affordable housing and human services countywide. *Written and oral public comments received during the Public Comment Period and at the Board Public Hearing will be summarized in the Citizens Participation Comments Appendix section.*

#### **Summary of comments or views not accepted and the reasons for not accepting them**

It is anticipated that all oral and written public comments presented before or during the CCFAC Public Hearing and Board Public Hearing will be accepted and included in the final draft of the FY 2024 One-Year Action Plan submitted to the Board for approval.

#### **5. Summary -**

All comments received and concerns communicated at or for the CCFAC Public Hearing and the Board Public Hearing will be addressed by the Annual Goals and Objectives, described in AP-20 in the final draft of the FY 2024 One-Year Action Plan submitted for Board approval.



## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Fairfax County	DHCD
HOME Administrator	Fairfax County	DHCD
ESG Administrator	Fairfax County	DHCD

**Table 1 – Responsible Agencies**

### Narrative

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

Every five years, the Board adopts a Consolidated Plan describing the county's needs, gaps in service and priorities for affordable housing, community service, homeless assistance, community development, neighborhood preservation and revitalization, and employment and economic opportunity services, as well as the resources and strategies to be used to meet the identified needs. Each year, the Board also approves a One-Year Action Plan which sets forth how the county will utilize Federal Funds to meet the needs and priorities identified in the Consolidated Plan. The Consolidated Plans and One-Year Action Plans are prepared by DHCD staff through an intensive citizen participation process under the leadership of the CCFAC. Annually, a CAPER is submitted to HUD detailing how Federal Funds were spent and the accomplishments achieved.

### Consolidated Plan Public Contact Information

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

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

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))**

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

- **Moving to Work (MTW)**: The FCRHA works directly with its MTW Resident Advisory Committee on the development and implementation of activities related to the FCRHA's Moving to Work designation.
- **Consolidated Community Funding Pool (CCFP)**: CDBG Targeted Public Services funds are combined with Community Services Block Grant funds (CSBG and local county funds to support programs funded through the competitive Consolidated Community Funding Pool (CCFP) request for proposal (RFP) process. Department of Procurement and Material Management staff work closely with the CCFAC, DHCD and other county agencies in all aspects of the administration of the CCFP and the competitive funding process. In response to direction by the Board, the CCFP competitive funding process was bifurcated to ensure continued and uninterrupted support for emergency food and housing services. CCFP funding is awarded under two RFPs. One RFP awards funding for services to achieve the priority outcomes identified for the funding cycle. The other RFP for funding emergency food and housing services. For the FY 2023-FY 2024 cycle, \$8.8 million was awarded for the following outcomes: build self-sufficiency; provide health services; assist with financial stability; encourage positive behaviors; or build strong social networks. The second RFP awarded \$5 million to provide emergency food or housing assistance in all areas of the county.
- **Affordable Housing Advisory Council (AHAC)**: The AHAC is comprised of 36 representatives of diverse sources of housing advocacy and was established to advise the Board on matters related to the preservation of affordable housing and development opportunities for the benefit of a broad range of households and supportive service needs. With the administrative support of FCRHA staff, the AHAC makes recommendations about the allocation of resources, and the implementation of policies and programs to facilitate the achievement of Communitywide Housing Strategic Plan goals.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The DHCD Office to Prevent and End Homelessness (OPEH) manages, coordinates, and monitors day-to-day implementation of the community’s strategic plans to prevent and end homelessness. OPEH also provides staff support to the CoC Committee of AHAC, which serves as the CoC Board pursuant to 24 CFR 578.5(b). As part of this responsibility, OPEH assures coordinated execution of the work of the CoC with ESG-funded projects.

The OPEH collaborates with an array of providers, including professional staff and volunteers from government, nonprofits and faith communities to address the specific needs of families and individuals experiencing homelessness, such as those who chronically experience homelessness, families with children, veterans and unaccompanied youth. Significant recently implemented initiatives include the coordinated response to the COVID-19 pandemic to establish non-congregate shelters, the ongoing enhancement of the Coordinated Entry policies and procedures, and the launch of a cross-jurisdictional effort to develop a more racially equitable approach to ending homelessness

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

The OPEH manages, coordinates, and monitors day-to-day implementation of the plan to end homelessness and provides staff support to the local CoC Board. As part of this responsibility, OPEH assures coordinated execution of the work of the [CoC](#) and leads collaborative decision-making efforts in the use of federal homeless assistance funding, including the Emergency Solutions Grant (ESG). Important partners in the process of using ESG funds include several community-based nonprofit organizations that provide emergency shelter, homelessness prevention and rapid rehousing assistance. Through collaborative discussions this partnership makes important decisions about the type of programs to be supported, the organizations that will utilize the funding, and the policies and procedures that must be developed in line with federal regulations to ensure effective and efficient use of ESG funding. OPEH develops performance standards and evaluation outcomes with community partners to support and complement homeless system performance measures as defined by HUD. OPEH also serves as the HMIS Lead for the local CoC and coordinates the HMIS Super Users, a collaborative decision-making body, in developing policies and procedures for the operation and administration of HMIS. As HMIS Lead, OPEH also manages payments for HMIS vendor's services and licenses for the HMIS users.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

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

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Redevelopment and Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Unaccompanied youth
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Consolidated Community Funding Advisory Committee</b>
	<b>Agency/Group/Organization Type</b>	Housing Human Services Advocacy Groups Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
<b>3</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Affordable Housing Advisory Committee</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
<b>4</b>	<b>Agency/Group/Organization</b>	<b>Fairfax-Falls Church Community Partnership on Ending Homelessness</b>

	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
<b>5</b>	<b>Agency/Group/Organization</b>	<b>FCRHA Move To Work Advisory Committee</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Department of Housing and Community Development	The metrics set forth in the county's homelessness strategies are tied to the Housing Blueprint and are reflected in the FY 2024 One-Year Action Plan.
<a href="#">Moving to Work</a> (federal)	FCRHA/Department of Housing and Community Development	The Strategic Plan is consistent with the FCRHA's Moving to Work program.
<a href="#">FCRHA Strategic Plan/Action Plan</a> (local)	FCRHA/Department of Housing and Community Development	The activities described in the Annual FCRHA Strategic Plan/ serve as a yearly work plan for the agency.

Communitywide Housing Strategic Plan (local)	Department of Housing and Community Development	Under the direction of the Board, the Communitywide Housing Strategic Plan is a comprehensive effort to preserve and create affordable housing options by both identifying near term goals that can be accomplished with currently available resources and identifying the resources necessary to meet needs by 2034.
<a href="#">Fairfax County Comprehensive Plan/Zoning Ordinance</a>	Fairfax County Department of Planning and Development	The <a href="#">Comprehensive Plan</a> and <a href="#">Zoning Ordinance</a> provide the land use policy and regulatory framework for the preservation and creation of affordable housing, as described in this FY 2024 One-Year Action Plan. This includes elements such as the Affordable Dwelling Unit and Workforce Housing programs.
<a href="#">One Fairfax Policy</a>	Fairfax County Equity Officer	The <a href="#">One Fairfax Policy</a> , adopted by the Board on November 21, 2017, and by the FCRHA on March 7, 2019, defines expectations for consideration of racial and social equity, and, meaningful community involvement when planning, developing and implementing policies, practices and initiatives. The policy provides a framework to advance equity in alignment with the stated vision and priorities of the county and the FCRHA. The policy informs all other county policies and applies to all publicly delivered services in Fairfax County Government, the FCRHA and Fairfax County Public Schools.

**Table 3 – Other local / regional / federal planning efforts**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal setting**

The Board adopted a [Citizen Participation Plan](#) on December 8, 1997 (hereafter, “CPP”), and it was most recently amended in 2021. The CPP guides public input and participation in the consolidated planning process. A summary of the citizen participation process is provided at AP-05, paragraph 4. *The full text of the CPP may be found in the Grantee Unique Appendices section.*

Continuing efforts are made to broaden citizen participation by expanding the methods of providing public notices of citizen participation opportunities. Notices about public hearings are distributed via news release, posted on the county website and published in a newspaper of general circulation as well as in minority and non-English speaking news publications. In addition, notices are distributed to county agencies, boards, commissions and advisory groups and potentially affected stakeholder organizations in the county. These groups are also encouraged to share the notice with clients, other agencies, and community groups in the county. Input provided via email, letter, and telephone also are welcomed as part of the county’s outreach efforts. Comments received in writing and orally at the public hearings are considered in the development of the annual action plan.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Nontargeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Persons with incomes at or below the poverty level</p>	<p>Representatives of the CCFAC, the FCRHA and the public attended the CCFAC Public Hearing on October 11, 2022. All oral and written citizen comments submitted at the CCFAC Public Hearing were accepted and included in the Draft FY 2024 One-Year Action Plan. The needs identified and discussed at the CCFAC Public Hearing are addressed by the Annual Goals and Objectives described in AP-20.</p>	<p><i>The public comments received at or for the CCFAC Public Hearing are summarized in "Citizen Participation Comments" found in the Grantee Unique Appendices section.</i></p>	N/A	



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Nontargeted/broad community</p> <p>Persons with incomes at or below the poverty level</p>	<p>The Board provided an opportunity for public comments at the Board Public Hearing on March XX, 2023. All the public comments received during the Public Comment Period about needs and programs addressed in the Draft FY 2024 One-Year Action Plan are addressed by the Annual Goals and Objectives described in AP-20.</p>	<p>Public comments submitted for the Board Public Hearing and at any time during the Public Comment Period are summarized in the "Citizen Participation Comments" found in the Grantee Unique Appendices section.</p>	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The recommended allocations of CDBG, ESG, and HOME funding (Federal Funding) and income earned from prior uses of Federal Funding (Program Income) used in the Draft FY 2024 One-Year Action Plan are based on estimates. The CCFAC adopted and recommended a contingency plan to provide instructions for adjusting the recommended allocations when the actual amounts of Federal Funding and Program Income are determined. *The WAG Contingency Plan may be found in the Grantee Unique Appendices section.*

Notification of the actual awards for FY 2024 was received on May X, 2023.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,918,926	77,956	594,193	6,591,075	11,993,764	Notification of the actual awards for FY 2024 was received on May X, 2022. The Program Income allocation is based on projections from current activities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,471,231	46,000	0	2,517,231	5,034,462	Notification of the actual awards for FY 2024 was received on May X, 2022. The Program Income allocation is based on projections from current activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	515,135	0	0	515,135	1,030,270	Notification of the actual awards for FY 2024 was received on May X, 2022.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

Fairfax County leverages federal CDBG, HOME and ESG funds with a variety of local resources, including private investments, donations and other county funds.

CDBG-funded targeted public services activities are supported by private cash and in-kind donations, as well as other county, state and federal funds. The gaps between CDBG funding for non-profit sponsored affordable housing capital projects and the total acquisition, renovation and leasing costs are funded by equity investments, private financing and/or other local funds, as well as by private cash, services and material donations.

Fairfax County meets and exceeds its HOME Match requirement through non-federal cash resources contributed to fund the Rental Subsidy and Services Program, the activities of which are eligible for HOME funding.

Additionally, the county created a Housing Trust Fund (HTF) in FY 1990, which is used to encourage and support the acquisition, preservation, development and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. The majority of all units developed with HTF financing are HOME eligible. Housing Trust Fund awards are anticipated in FY 2024. HOME and CHDO funds invested in nonprofit sponsored capital projects also are leveraged by equity investments, private financing and/or other local funds, as well as by private cash, services and material donations.

**W, rite up on Affordable Housing Development and Investment Fund, former Penny Fund, to be added here.**

Fairfax County invests local General Funds to provide a one-to-one match for the ESG funding. The local matching funds are appropriated on an annual basis as a part of the normal Fairfax County budget cycle, typically in April or May.

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

Fairfax County and the FCRHA have a long and successful track record of utilizing public land for the development of housing to meet a continuum of needs identified in this FY 2024 One-Year Action Plan. Projects expected to be completed, under construction or in planning during the time covered by this FY 2024 One-Year Action Plan include the following:

**Residences at North Hill:** The development will create 216 multifamily affordable housing units and 63 affordable senior housing units on one third of the 34-acre site located at the intersection of Dart Drive and Richmond Highway. The second third of the site was sold to a market-rate developer to construct 175 market-rate townhouses. The sale proceeds will fund the site infrastructure for the affordable housing development. The final third of the site is to be used to create a public park. The project was awarded Low Income Housing Tax Credits (LIHTC) by Virginia Housing (VH) in May 2017. The FCRHA closed on the deal in June 2020 and began immediately began construction. The project is scheduled to be completed in the first quarter of 2023.

**Oakwood Senior Housing:** The FCHRA has partnered with the Arlington Partnership for Affordable Housing to develop 150 affordable independent senior housing units on FCRHA property located at the intersection of South Van Dorn Street and Oakwood Road. Project construction began in October 2021. VH awarded LIHTC for the project in June 2020. Project completion is anticipated to be in May 2024.

**One University Redevelopment:** The FCRHA has partnered with Stratford Capital Group and Rise Real Estate Company to redevelop FCRHA property located proximate to George Mason University to create 333 student housing units, 120 affordable housing units and 120 senior housing units. VH awarded LIHTC for the project in June 2020. The development financial closing and construction began in December 2021. The project completion is anticipated to be May 2024.

**Autumn Willow Senior Housing:** The FCRHA solicited development proposals to create up to 150 senior housing units on FCRHA property located at the intersection of Stringfellow Road and Autumn Willow Drive. The Michael's Development Company was selected as the development partner. VH awarded LIHTC for the project in June 2021. Project construction is scheduled to begin in March 2023.

**Little River Glen Redevelopment/New Construction:** The FCRHA is undertaking the combined rehabilitation of 120 units of affordable senior rental housing at the Little River Glen, Phase I community, as well as the new construction of 60 additional senior units on the site to be known as Little River Glen, Phase IV community. Staff has selected the LIHTC syndicator/investor, construction and permanent lenders, and design/development consultant for the project. The FCRHA will bid out the general contractor services for the project in January 2023, with an anticipated financial closing date of May 2023.

**Stonegate Village Apartments Renovation:** The development project will renovate 234 affordable housing units located in Reston near the intersection of Reston Parkway and Glade Drive. The renovation scope includes site improvements and a comprehensive interior rehabilitation, such as kitchen and bathroom modernization, flooring, painting, window replacement and accessibility upgrades. The property condition needs assessment was completed in October 2020, and the design phase was initiated in December 2020. The FCRHA is projecting that the LIHTC application will be submitted in 2024, with the financial closing expected by late 2024.

**Housing at Route 50/West Ox Road:** The Board of Supervisors has transferred ownership of the property to the FCRHA to create affordable housing for persons with special needs. The FCRHA received an unsolicited developer proposal to design, develop, construct, own and operate up to 34 units specially designed for single individuals needing permanent, secure, well-designed, and sustainable housing. The FCRHA solicited competing proposals for the development and the original proposal from Cornerstones Housing Corporation was selected in September 2021. The developer has begun land use planning for the project.

**Residences at the Government Center II:** The Board of Supervisors has transferred ownership of two parking lots on the Government Center campus to the FCRHA to create affordable housing. The FCRHA solicited proposals to design, develop, construct, own, and operate an affordable multi-family residential community of approximately 275 low- to moderate-income units pursuant to a long-term, nominal fee

ground lease with the FCRHA. Lincoln Avenue Capital was selected as the developer in February 2022. Land use planning for the project continues.

**Franconia Governmental Center:** The Board of Supervisors transferred ownership of the Franconia Governmental Center site to the FCRHA for redevelopment of affordable housing. The FCRHA is currently soliciting proposals to design, develop, construct, own, and operate an affordable multi-family residential community of up to 120 low- to moderate-income units pursuant to a long-term, nominal fee ground lease with the FCRHA. The proposed 120-unit development will include some units designated for the County's Magnet Housing program, serving qualified professionals such as teachers, first-responders, and healthcare workers.

**Future affordable housing sites:** The Board of Supervisors has set the precedent of transferring county-owned properties to the FCRHA to create affordable housing. Oakwood and Autumn Willow (mentioned previously) are two recent examples of leveraging county-owned land to address the affordable housing needs identified in the Consolidated Plan. The staff has identified several other county-owned properties for creating additional affordable housing. Due diligence is underway to determine the feasibility of the future development of other county-owned sites.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	FY 2024	FY 2024	Affordable Housing  Homeless	Countywide	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services	CDBG: \$140,000 HOME: \$540,000 ESG: \$515,135	Homelessness Prevention: 152 households Rapid Rehousing: 361 households Rental Units Constructed: 3
2	Special Needs	FY 2024	FY 2024	Affordable Housing  Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$5,405,000 HOME: \$1,291,000 ESG: \$0	Tenant-Based Rental Assistance: 55 Households Rental Units Constructed: 3 Rental Units Rehabilitated: 120
3	Low-Income Working Families	FY 2024	FY 2024	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$1,140,000 HOME: \$540,000 ESG: \$0	Rental Units Constructed: 8
4	Moderate-Income Workforce Housing	FY 2024	FY 2024	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation	CDBG: \$1,710,700 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 123 Direct Financial Assistance to Homebuyers: 50



5	Human Service System	FY 2024	FY 2024	Public Services	Countywide	Community Services Administration and Planning	CDBG: \$440,000 HOME: \$0 ESG: \$0	Public Services Activities Other Than Low/Moderate Income Housing Benefit: 100
6	Poverty Reduction/Self Sufficiency	FY 2024	FY 2024	Affordable Housing  Public Services	Countywide	Community Services	CDBG: \$440,000 HOME: \$0 ESG: \$0	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 250 Public Service Activities for Low/Moderate Income Housing Benefit: 25
7	Reinvestment	FY 2024	FY 2024	Non-Housing Community Development	Countywide	Administration and Planning	CDBG: \$150,000 HOME: \$0 ESG: \$0	Other: 1 Other
8	Community Input	FY 2024	FY 2024	Other	Countywide	Administration and Planning	CDBG: \$150,000 HOME: \$150,000 ESG: \$0	Other: 1 Other

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Prevent and end homelessness through a variety of county programs and activities.
2	<b>Goal Name</b>	Special Needs

	<b>Goal Description</b>	Provide affordable housing options in several ways to special-needs populations, including households with low- to extremely low-income, seniors, and persons with physical or mental disabilities.
<b>3</b>	<b>Goal Name</b>	Low-Income Working Households
	<b>Goal Description</b>	Increase affordable housing for low-income working households through creative partnerships and public policy.
<b>4</b>	<b>Goal Name</b>	Moderate-Income Working Households
	<b>Goal Description</b>	Increase affordable housing for moderate-income working households through creative partnerships and public policy.
<b>5</b>	<b>Goal Name</b>	Human Service System
	<b>Goal Description</b>	<p>Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low- and moderate-income persons and households. The county will:</p> <ul style="list-style-type: none"> <li>• identify gaps and strategies to meet current and emerging service needs;</li> <li>• encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence for individuals and families; and</li> <li>• encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services, as needed.</li> </ul>
<b>6</b>	<b>Goal Name</b>	Poverty Reduction/Self Sufficiency
	<b>Goal Description</b>	Reduce poverty and foster self-sufficiency for program participant by using public and private resources to provide essential training and support services, and by encouraging employment opportunities.

7	<b>Goal Name</b>	Reinvestment
	<b>Goal Description</b>	In commercial and residential areas that are vulnerable to instability, facilitate reinvestment, encourage business development, promote public and private investment and reinvestment, preserve affordable housing and prevent or eliminate the negative effects of disinvestment. The county will continue to implement the Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals – people, places, employment and governance. In terms of places, Fairfax County will focus on infrastructure, mobility, redevelopment and fostering the retail industrial and other emerging uses.
8	<b>Goal Name</b>	Community Input
	<b>Goal Description</b>	Ensure broad community input throughout the development and implementation of the Consolidated Plan and One-Year Action Plans, build public/private partnerships to implement the Plans, and monitor and evaluate the goals, strategies and program outcomes. The county will implement the <a href="#">Citizen Participation Plan</a> and evaluate the effectiveness of community outreach and citizen participation.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

All Federal Funds and any subsequent leveraging of local and private resources for FY 2024 will be invested in the following 13 projects. Project #6-Targeted Public Services (CCFP TPS) also receives an allocation of local general and CSBG funds totaling approximately \$12.5 million.

#### Projects

#	Project Name
1	Section 108 Loan Payments
2	Fair Housing
3	Planning
4	General Administration (CDBG)
5	HOME Administration
6	Targeted Public Services (CCFP TPS)
7	Home Repair for the Elderly & Community Rehabilitation Programs
8	Tenant Based Rental Assistance (TBRA) and Other Rental Assistance
9	FCRHA and Fairfax County Properties- Rehabilitation or Acquisition
10	Homeownership Program
11	CHDO Set-Aside
12	Emergency Solutions Grant
13	CDBG/HOME Affordable Housing Request for Proposals

**Table 1 - Project Information**

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

The housing goals established in the Five-Year Consolidated Plan for FY 2022–2026 (Consolidated Plan) are as follows:

**Goal 1:** To address the challenge of homelessness

**Goal 2:** To provide affordable housing options to special-needs populations

**Goal 3:** To meet the affordable housing needs of low-income working households; and

**Goal 4:** To increase workforce housing through creative partnerships and public policy.

The Consolidated Plan reflects the overarching goals and is the product of the input received through the process of gathering county officials and staff, representatives from the nonprofit community and for-profit development sector, and the citizens of Fairfax County, supplemented by data compiled from local sources, HUD, and the U.S. Census Bureau. To accomplish these goals, Fairfax County is leveraging community and private sector resources through partnerships. The county will complete projects already in the pipeline as well as embark on new initiatives.

The philosophy driving the priority needs in the Consolidated Plan is that affordable housing is a continuum ranging from the needs of the homeless to those of first-time buyers. Included in this range are the diverse housing needs of hard-working but low-paid families; senior citizens; persons with physical or mental disabilities; and the workforce across Fairfax County.

The main obstacle faced by the county is the affordable housing gap for low- and moderate-income residents. The bulk of all proposed projects endeavor to combat the shortage of affordable units in the county.

## AP-38 Projects Summary

### Projects Summary Information

1	<b>Project Name</b>	Section 108 Loan Payments
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services
	<b>Funding</b>	CDBG: \$429,622
	<b>Description</b>	Funding will be used to make annual payments on one loan under Section 108 of the Housing and Community Development Act of 1974, as amended. Loan proceeds have been used by the FCRHA for affordable housing development and preservation; reconstruction of Washington Plaza in Reston and Olley Glen; and road and storm drainage improvements in five Conservation Areas (Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor). The loan applications were approved by the Board, who pledged future CDBG funds for the payment

		of annual interest and principal premiums due on the notes.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All beneficiary data related to each of the projects was reported in the CAPER for the year in which the project was completed.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 19F Planned Repayments of Section 108 Loans  Matrix Code- 24A Payment of Interest on Section 108 Loans
<b>2</b>	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	<b>Needs Addressed</b>	Community Services Administration and Planning
	<b>Funding</b>	CDBG: \$219,712 HOME: \$25,116

	<b>Description</b>	Funding will be used by the Fairfax County Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, to conduct fair housing outreach and education activities, and to investigate fair housing complaints. In addition, funds will be used in FY 2024 for activities that affirmatively further fair housing for county residents, including FCRHA clients and tenants.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	General fair housing outreach and education will be made available to all county residents, businesses and organizations. Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2024.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)
<b>3</b>	<b>Project Name</b>	Planning
	<b>Target Area</b>	Countywide



	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Reinvestment Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$259,000
	<b>Description</b>	Funding will support planning and implementation of the county's housing and community development programs. Funding supports activities required to meet CDBG and HOME regulations and local procedures, prepare and process the county's Consolidated Plan and related citizen participation and public input processes, prepare community plans, and implement housing and community development programs, and identify and pursue funding sources to match and leverage entitlement funding. Planning will include FCRHA activities to affirmatively further fair housing.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning is a required administrative function of the CDBG entitlement that is not limited to a specific number and type of beneficiaries.

	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 20 Planning
4	<b>Project Name</b>	General Administration (CDBG)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$459,889

	<b>Description</b>	Funding for the general administration of the county's CDBG and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the CCFP, required local, state, and federal reports and preparation of documents, provision of technical assistance, financial management, and administrative and professional support to the CCFAAC and various citizen participation processes. General Administration will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits plus related operating and equipment costs.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The required administrative function of the CDBG entitlement is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 21A General Program Administration
<b>5</b>	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Countywide

	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	HOME: \$222,007
	<b>Description</b>	Funding will support the operation of the HOME Program and projects receiving HOME funding. The funding will be used to support salaries and fringe benefits, plus related operating and equipment costs.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is a required administrative function of the HOME entitlement that is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	See Description.
<b>6</b>	<b>Project Name</b>	Targeted Public Services (CCFP TPS)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Poverty Reduction/Self Sufficiency

	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation Community Services
	<b>Funding</b>	CDBG: \$887,838
	<b>Description</b>	Funding allocated to the CCFP for Targeted Public Services will be awarded to eligible nonprofit organizations for the delivery of public services in accordance with CDBG eligibility criteria and the CCFP priorities adopted by the Board. Funding for specific programs and activities is subject to appropriations by the Board.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of families and individuals assisted will vary. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2024.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Funding allocated to the CCFP for TPS will support programs provided in FY 2024. TPS programs typically provide a variety of services aimed at promoting stability and self-sufficiency, preventing homelessness and/or meeting basic needs, including case management, training in life skills, employment, financial management, ESOL and limited direct financial assistance and in-kind donations.

7	<b>Project Name</b>	Home Repair for the Elderly & Community Rehabilitation Programs
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$874,988
	<b>Description</b>	Funding will be used for affordable housing preservation services by HREP and similar programs in the City of Falls Church and the Town of Herndon, as well as to provide support to mobile homeowners for needed repairs. HREP provides up to two weeks of labor and \$1,000 in material expenses for minor home repairs made by HREP crew for eligible homeowners who are low-income seniors or persons with disabilities at no cost to the homeowners. Proposed funding supports HREP salaries and fringe benefits plus related operating and equipment costs. The CDBG funds for HREP are supplemented by county funds generated from the Elderly Housing Program budget. Funding will also be used to support the provision of technical assistance,

		training, referral services, rehabilitation materials and other activities for the preservation of affordable single and multi-family housing units in the City of Falls Church and the Town of Herndon. Services and materials provided under this activity may be used to assist in renovations needed to ensure the integrity of the exterior (roof, siding, windows, caulking, etc.), comply with local codes, install accessibility features and/or correct deficiencies necessary to preserve housing or prevent homelessness. HUD's <i>Uncapped Low and Moderate Income Summary Data for Exception CDBG Grantees</i> will be used to determine the eligible benefit areas in the City of Falls Church and the Town of Herndon.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 elderly households are expected to be served by HREP. The numbers of households and individuals assisted in the City of Falls Church and the Town of Herndon, as well as mobile homeowners will vary depending on the requests for assistances and the specific activities. All program beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2024.
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	Matrix Codes- 14A Rehab: Single-Unit Residential; 14B Rehab: Multi-Unit Residential; 14H Rehabilitation Administration.
<b>8</b>	<b>Project Name</b>	TBRA and Other Rental Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	HOME: \$777,600
	<b>Description</b>	Funding will provide TBRA vouchers and other rental assistance to prevent families/individuals from becoming homeless, help families/individuals experiencing homelessness obtain permanent housing, support stable housing for persons with special needs, respond to reasonable accommodation requests, and subsidize units for clients of the Progress Center.
	<b>Target Date</b>	6/30/2024



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 50 families or individuals are expected to receive TBRA vouchers. Other rental assistance will be provided to households and individuals in the City of Falls Church. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2024.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Provision of TBRA vouchers and other rental assistance
<b>9</b>	<b>Project Name</b>	FCRHA and Fairfax County Properties – Rehabilitation or Acquisition
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	<b>Needs Addressed</b>	Affordable Rental Housing Community Services
	<b>Funding</b>	CDBG: \$1,300,000
	<b>Description</b>	Funding will be used by the FCRHA/County to acquire properties to be used for affordable housing or public facilities, or to rehabilitate residential properties or public facilities owned by the FCRHA/County to maintain safety and quality

		of life. Funding also may be used to purchase ADUs or other properties for affordable housing.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number of families and individuals who will benefit from the activities will be determined by the projects. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2024.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Codes – 3 Public Facilities and Improvements; 14D Rehab: Other Public-Owned Residential Buildings; 14G Rehab: Acquisition
<b>10</b>	<b>Project Name</b>	Homeownership Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Moderate-Income Working Families
	<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$1,792,662
	<b>Description</b>	Funding will be used to provide activities related to the First-Time Homebuyer Program, including financial assistance to homebuyers when available. Uncapped income limits, as provided by HUD, will be used to qualify household eligibility for homebuyer assistance.
	<b>Target Date</b>	6/30/2024

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program is expected to benefit approximately 40 families who are currently housed but not on the certified eligible applicant waiting list and approximately 300 families who are on the waiting list. Approximately 7,000 requests for homeownership services will be received through orientations, information briefings, calls, emails and walk-in requests for assistance and marketing activities. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2024.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Code- 13A Housing Counseling for Homeownership Assistance; 13B Direct Homeownership, excluding Housing Counseling.
<b>11</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	HOME: \$370,685

	<b>Description</b>	CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or develop additional affordable housing units for homebuyers and renters.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is dependent upon proposals received during DHCD's annual Request for Proposals process. It is expected to serve at least one household at or below 50% AMI. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2024.
	<b>Location Description</b>	To be determined based on applications.
	<b>Planned Activities</b>	Typical CHDO projects in the past have included the acquisition and rehabilitation of housing units for use as affordable rental housing for persons with income at or below 50% AMI.
<b>12</b>	<b>Project Name</b>	Emergency Solutions Grant
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing
	<b>Funding</b>	ESG: \$515,135

	<b>Description</b>	Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to fund activities that have an emphasis on preventing homelessness and rapidly re-housing people experiencing homelessness.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	More than 629 individuals are estimated to benefit from the ESG funded programs in FY 2024. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2024.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	ESG funds will be used to support homelessness prevention and rapid rehousing assistance to persons who are at-risk of homelessness and those experiencing homelessness. Funded activities will provide housing relocation and stabilization services, as well as short-to medium-term rental assistance to help program participants regain stability in current permanent housing or move into other more suitable permanent housing in order to achieve stability. Services also will include case management for housing stability, housing search and placements, and financial assistance for rental application fees, security deposits, last month's rents, utility deposits and payments, and moving costs.
<b>13</b>	<b>Project Name</b>	CDBG/HOME Affordable Housing Request for

		Proposals
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	CDBG: \$367,364 HOME: \$1,121,823
	<b>Description</b>	The FY 2024 CDBG/HOME Affordable Housing RFP will be used to fund the acquisition, preservation and/or rehabilitation of housing units and the development of new affordable housing units for income-eligible renters or homebuyers. Notice of funding availability will coincide with CHDO funding availability for FY 2024.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number and type of beneficiaries will be determined based on the activities completed by the non-profit recipients of the RFP funding. In most recent past RFPs, scoring preference was given to projects that could be completed in an expedited manner; provided beneficiaries with direct access to public transportation, community retail centers or supportive services; and served populations such as:

		<ul style="list-style-type: none"> <li>• elderly persons ages 62 and older who are 60% AMI or below;</li> <li>• youth transitioning out of foster care who are 60% AMI or below;</li> <li>• homeless (or at risk of homelessness) who are 60% AMI or below;</li> <li>• persons with disabilities (physical, mental, intellectual, or sensory) who are 60% AMI or below;</li> <li>• veterans who are at 60% AMI or below; and</li> <li>• survivors of domestic violence who are at 80% AMI or below.</li> </ul> <p>Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2024.</p>
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Typical projects funded through past RFPs have included the acquisitions and rehabilitation of housing units to be used to provide affordable rental housing for persons with income at or below 60% AMI.

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

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

Consistent with the principles of the [One Fairfax Policy](#), Fairfax County is opportunity-driven in the allocation of affordable housing resources while working actively to promote the de-concentration of poverty, particularly in DHCD and FCRHA programs. The FCRHA finances the acquisition, preservation, and development of properties countywide and will continue to operate its program on a countywide basis.

### **Geographic Distribution**

Target Area	Percentage of Funds
Countywide	100

**Table 8 - Geographic Distribution**

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

Not applicable



## Affordable Housing

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

#### Introduction

*The goals represented below are taken from the Housing Blueprint in furtherance of the Communitywide Housing Strategic Plan. A copy of the Community Housing Strategic Plan may be found in the Grantee Unique Appendices section.*

One Year Goals for the Number of Households to be Supported	
Homeless	348
Non-Homeless	858
Special-Needs	163
Total	1,369

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	806
The Production of New Units	400
Rehab of Existing Units	0
Acquisition of Existing Units	163
Total	1,369

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

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

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing**

The county is planning the follow projects to repair and maintain RAD properties, formerly public housing:

The Atrium - refurbishment of catwalks and garden area concrete, replacement of vanity cabinets and tub surrounds. Cost Estimate: \$89,733.

Colchester Towne - HVAC unit replacement. Cost Estimate: \$40,000.

Greenwood - exterior painting, replacement of asphalt roof shingles, kitchen cabinets and HVAC, resolve flooding issue at office. Cost Estimate: \$310,000.

Kingsley Park - replacement of bathroom flooring and entrance doors, installation of new laundry facilities. Cost Estimate: \$169,240

Ragan Oaks - replacement of sliding glass doors, painting exterior and balconies, restore deteriorated mechanical room floors and drains. Cost Estimate: \$156,838.

Rosedale - repairs to exterior walls and metal fence, replace building entry doors, replace balcony panels, paint stairways, install new trash enclosures, repairs. Cost Estimate: \$291,203.

The Park – vinyl siding replacement. Cost Estimate: \$27,104.

Water’s Edge – replace soffit and fascia, sliding doors in units, and entry doors. Cost estimate: \$40,425.

Westford – replacement of refrigerators, vanities, and medicine cabinets. Cost Estimate: \$81,764.

Westglade – replacement of kitchen cabinets, countertops, roofing, and HVAC units. Cost Estimate: \$118,029.

Total planned FY 2024 capital funding expenditures is \$1,324,336.

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

The FCRHA coordinates a MTW Resident Advisory Committee, consisting of RAD-PBV and HCV participants. The committee meets approximately four times per year to advise the FCRHA about its MTW objectives and participates in development of policy for annual MTW Plans.

The Fairfax County Homeownership and Relocation Division (HRD) conducts intake and counseling for RAD-funded residents who are aspiring homeowners. The FCRHA's homeownership preference policy provides one point for each year of uninterrupted, unduplicated time in an FCRHA or FCRHA-managed rental program, including HCV, RAD, or FCRHA self-sufficiency programs. The policy allows for a maximum of three points and is an equivalency for families on the First-Time Homebuyers (FTHB) program eligibility list. The policy helps residents in these programs have an equal opportunity to purchase a home through the FTHB and Workforce Dwelling Unit (WDU) programs. Residents moving from these FCRHA rental programs to homeownership will get the best long-term benefit if they are able to purchase a unit provided through the FTHB or WDU program.

Since FY 2019, the FCRHA has implemented a down-payment assistance program for very low-income families purchasing FTHB units. One hundred families were served through this program in fiscal years 2021 and 2022. Participants are required to set and achieve goals towards economic self-sufficiency, including completing financial literacy courses, budgeting, establishing savings, paying down debts, and increasing credit scores. Completing these steps, along with the benefits of accessing escrow on program completion, positions program graduates to successfully achieve homeownership and maintain their homes.

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

### **Introduction**

Fairfax County is committed to ensuring that every family and individual has an affordable, stable place to call home. This commitment is reflected in the Fairfax County Board of Supervisors' adoption of the local Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in 2008. The following strategies are established by the Blueprint: preventing homelessness as a result of economic crisis and disability; preserving and increasing the supply of affordable housing to prevent and end homelessness; delivering appropriate support services to obtain and maintain stable housing; and creating a management system in collaboration with the public and private sectors to implement a plan that ensures adequate financial resources and accountability.

The Communitywide Strategic Plan to make Fairfax County a place where all people live in communities that foster safe, enjoyable, and affordable living expenses was presented to the Board of Supervisors by the County Executive in early 2020. After being deferred due to the COVID-19 pandemic, the plan was adopted by the Board of Supervisors on October 5, 2021. The Communitywide Strategic Plan identifies nine priority areas, including housing and neighborhood livability. The housing and neighborhood livability priority area includes the following strategies for ending homelessness:

1. Expand the availability of permanent supportive housing units and services for people experiencing homelessness, including both individuals and families.
2. Provide incentives to encourage nonprofit and for-profit housing developers, and landlords to set aside units for people experiencing homelessness.

Federal housing programs, such as the Continuum of Care (CoC) and the Emergency Solutions Grant (ESG), are essential resources for local efforts to end homelessness. Fairfax County therefore strives to utilize these resources in the most effective and efficient way possible.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

Building on the Countywide Strategic Plan, an update of the CoC strategies to address homelessness is expected to be completed in FY 2024. As part of this process, the CoC Board is expected to be expanded to include more individuals who have lived the experience of homelessness and new priorities are expected to be established for its collaborative work. Part of the strategic planning process will include identifying ways to address unsheltered homelessness in the community specifically. Over the past five years, the number of people experiencing unsheltered homelessness decreased from 108 individuals in

2017 to 57 individuals in 2022. However, the concern among community members about unsheltered homelessness has increased with the increased visibility of encampments and a higher number of people who are panhandling.

Fairfax County will also improve upon its strong history of reaching out to people experiencing homelessness through its partnership of street outreach providers, mental health care, daytime drop-in centers, and the Homeless Healthcare Program. One area that will be improved in FY 2024 is the response to heat emergencies and other extreme weather. The CoC will use a set of recommendations submitted in FY 2023 by a stakeholder workgroup about ways to improve communications with people experiencing unsheltered homelessness. The expectation is that the implementing the recommendations will help individuals know how they can stay safe from the cold and heat.

To better assess the needs of families and individuals experiencing homelessness, the CoC has also established a Coordinated Entry System Steering Committee. The role of the steering committee is to analyze, evaluate, and provide recommendations for CoC's Coordinated Entry system improvements with respect to equitable, efficient, and effective outcomes for households experiencing homelessness or at-risk of homelessness. These activities will be focused specifically on access, assessment, prioritization, and referral to programs. The members of the committee will provide policy recommendations to the greater CoC and governing bodies based on best practices, local data analysis, and community feedback, inclusive of feedback from those with lived experience. In FY 2024, the steering committee is expected to finalize a process for identifying a new assessment tool with which to equitably prioritize households for the limited housing resources dedicated to homelessness. The CoC is expected to end its use of the Vulnerability Index – Service Prioritization and Decision Assistance Tool (VI-SPDAT) at the same time.

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

Using funding from a 2016 bond, three shelters are slated to be renovated or replaced in the coming years: the Patrick Henry Family Shelter, the Eleanor U. Kennedy Shelter, and the Embry Rucker Community Shelter. These buildings are dated, lack accessibility and have major mechanical system deficiencies. They also lack sufficient space to provide a wide array of onsite services for guests of the shelters or unsheltered individuals that visit during the day to receive basic needs including food, showers and laundry. The improvements through redevelopment will increase safety at emergency shelters for people experiencing housing crises and support their return to stability.

The Patrick Henry Family Shelter will be replaced with permanent supportive housing. The facility is expected to be demolished in the summer of 2023, followed by completion of project design, zoning and permitting. The permanent supportive housing is expected to be completed and opened by early 2025.

OPEH also is expected to publish a request for proposals in FY 2024, to solicit bids for the operation of its emergency shelters and the provision of homeless services, including street outreach, homelessness prevention, rapid rehousing, and permanent supportive housing. The contracts will establish clear outcomes for service providers in addressing the needs, including emergency shelter, of people experiencing homelessness.

**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 support of the strategy established in the 2021 Countywide Strategic Plan, Fairfax County will continue to increase the number of permanent supportive housing units through the renovations or replacements of its emergency shelters. As with Mondloch Place and the Baileys Supportive Housing facilities, the redevelopment of three additional emergency shelters creates an opportunity to incorporate new permanent supportive housing units into new designs and construction. Fairfax County and the FCRHA also are supporting the development of permanent supportive housing facilities in new locations outside of the shelters. Currently over 80 permanent supportive housing units are in the development pipeline in partnership with local affordable housing and homeless service organizations. While the units are not expected to be delivered in FY 2024, it is expected that the year will be busy with securing complete financing for the projects.

Fairfax County also acknowledges the insufficiency of affordable housing alone for families and individuals to successfully transition from homelessness to stability. Therefore, the FCRHA is authorizing the use of housing assistance payment reserves under Moving to Work flexibilities to fund supportive services for voucher recipients that were formerly homeless. By FY 2024, the additional services are expected to be fully operational and delivering successful outcomes.

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

Fairfax County recently added funding to the Diversion First Housing Program, which offers alternatives to incarceration for people with mental illness, developmental disability or substance use disorder who come into contact with the criminal justice system for low level offenses. The program is part of the larger Diversion First initiative, which is designed to prevent repeat encounters with the criminal justice system, improve public safety, promote a healthier community, and establish a more cost-effective and efficient use of public funding. In FY 2024, the County will work with its contractor to ensure that the

program is expanded to maximize the use of the resources and continue delivering strong outcomes.

In FY 2024, Fairfax County also will build on the lessons learned from the COVID-19 pandemic regarding preventing evictions to help low-income families and individuals avoid homelessness. Although fewer emergency federal resources are expected to be available, the County has developed new processes and services that make the work more effective. For example, data from the Sheriff's Office is now being shared with county Human Services, who use it to target their client outreach for prevention services. Similarly, eviction data is used to track trends in eviction counts and is shared on a publicly available, online dashboard. Another recent improvement is that County-contracted providers now go to landlord-tenant court, where they can engage families and individuals in the eviction process to help them access rental assistance provided by County government and community-based nonprofit organizations.

## **AP-75 Barriers to affordable housing – 91.220(j)**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Fairfax County Board of Supervisors adopted the following affordable housing goals as part of the Housing Blueprint:

- Goal 1:** Address the challenge of homelessness.
- Goal 2:** Provide affordable housing options to special-needs populations.
- Goal 3:** Meet the affordable housing needs of low-income working households.
- Goal 4:** Increase workforce housing through creative partnerships and public policy.

The principles of the [One Fairfax Policy](#) are intended to be upheld through these goals, including ensuring that opportunities are available to all who live or work in Fairfax County to purchase or rent safe, decent, and affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards, a vital element in high density and mixed-use development communities, encouraged in revitalization areas, and promoted through flexible zoning wherever possible.

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

- Develop a minimum of 10,000 new units of housing affordable at 60% of AMI by 2034.
- Provide bonus densities in exchange for affordable housing via the ADU and WDU programs.
- Increase community understanding and desire to ensure sufficient housing affordability for all throughout the county.
- Do not approve residential rezoning above the low end of the Comprehensive Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the HTF is provided.
- Capitalize the HTF and the Tysons HTF so that they can be used as a mechanism to fund the development of affordable housing throughout the county, specifically in the Tysons area.
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations.
- Prioritize using county and other government-owned buildings and land as sites for the provision of affordable housing.



- Promote and facilitate innovative site design and construction techniques and encourage the use of manufactured housing and manufactured housing components to provide affordable housing.
- Support the efforts of the FCRHA in producing a portion of these affordable housing units through the use of county resources and the approval of suitable housing sites.

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

The following describes other actions to be taken as part of this FY 2024 One-Year Action Plan.

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

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

- Locate housing resources for special populations in all parts of the county to improve accessibility to employment opportunities, county services, and cultural and recreational amenities.
- Facilitate the development of single-room occupancy residences and other types of permanent housing for persons and families experiencing homelessness as well as others in need of such housing options.
- Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens.
- Promote housing that is conveniently located to public transportation, community services, and amenities for seniors and people with disabilities.
- Encourage the creation of accessible or easily modifiable housing units for use by persons with disabilities.
- Participate in Virginia Housing’s Virginia Housing Registry, which serves as an information clearinghouse for landlords with and persons searching for accessible housing (see accessibility).
- Redesign the Domestic Violence service system, making sheltering services community-based.

The county will use regional approaches to address the impact of government regulations on the overall housing supply. Fairfax County advocates “fair growth” within the region, which is a strategy that requires regional cooperation to assure that sufficient land is planned and zoned for residential development. The strategy also reduces the reliance on land use planning and rezoning as a technique to control development.

Predicted job growth through 2032 will continue to increase competition for the supply of housing in Fairfax County. The goal is to develop a minimum of 10,000 new units by 2034 to address this predicted growth by identifying opportunities for increased housing development despite a decreasing supply of developable land (i.e., vacant land suitable for development) owing to the continued build-out of the county.

As Fairfax County becomes increasingly built out, it is increasing the housing supply by promoting mixed-income, transit-oriented residential development and through mixed-use commercial redevelopment.

## **Actions planned to foster and maintain affordable housing**

The county is committed to encouraging the provision of affordable housing in all parts of the county. The following policies implement this objective:

- Expand housing opportunities in or near mixed-use centers to help persons employed in the county live near their jobs.
- Promote the development of multifamily housing in both mixed-use centers and existing residential areas to diversify the housing stock and expand lower-cost housing options (the Countywide Land Use policy adopted the Locational Guidelines for Multifamily Residential Development).
- Promote affordable housing opportunities throughout the county, particularly in areas where existing supply is low.
- Encourage the creation of affordable housing for persons with special needs via the zoning ordinance independent living provisions and voucher programs available for individuals with special needs.

Fairfax County strives to conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help revitalize and promote the stability of older neighborhoods. Policies implementing this objective include the following:

- Ensure no net loss of affordable housing through market-affordable and committed affordable units by implementing the Affordable Housing Preservation Task Force Recommendations endorsed by the Board of Supervisors in April 2021.
- Help low- and moderate-income seniors and homeowners with disabilities stay in their homes via the Home Repair for the Elderly Program.
- Provide grants of up to \$10,000 to help low- and moderate-income households become first-time homebuyers.
- Encourage redevelopment through tax abatement (details on the tax-abatement revitalization program are provided later).
- Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, and lighting) in existing neighborhoods.
- Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight.
- Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs with as little displacement as possible and by incorporating affordable housing units as part of all major housing rehabilitation efforts.
- Retain existing below-market-rental housing through acquisition and subsidies such as rehabilitation assistance.
- Facilitate the retention of existing mobile home and manufactured housing communities identified in the area plans as appropriate for mobile home and manufactured housing use (the

Countywide Land Use policy adopted the Guidelines for Mobile Home Retention).

### **Actions planned to reduce lead-based paint hazards**

Fairfax County provides telephone consultation, literature, and private lead testing company referrals to citizens who seek information regarding lead-based paint or other potential environmental lead hazards in the community. The Fairfax County website displays a lead poisoning prevention page (<https://www.fairfaxcounty.gov/health/environment/lead>), which defines some of the major sources of lead in people's homes: dust from deteriorating lead-based paint primarily owing to opening and closing windows in pre-1978 homes, residual lead dust in residential soils, and lead pipes. In addition, the Fairfax County Health Department educates household members about reducing lead exposure. To reduce the risk of lead poisoning, the county recommends that residents remove peeling paint and chips from the home, not allow children to be present when scraping or cleaning up paint chips, minimize dust through frequent damp mopping of floors and using wet cloths to wipe down windows, and discourage children from playing in bare soil surrounding the home.

### **Actions planned to reduce the number of poverty-level families**

Fairfax County has one of the highest median household incomes in the nation (estimated \$122,227 in 2018); however, ACS data indicates that an estimated 67,258 persons were living below the poverty level in 2018. Although the percentage of the population below the poverty level in Fairfax County is among the lowest of Virginia jurisdictions (5.9 percent), the number is the largest. Providing sufficient housing affordability to all income levels is key to reducing the number of housings at or below the poverty level in the county. Therefore, creating a minimum of 5,000 units of affordable housing in 15 years and no net loss of affordability are key components to reducing poverty in the county.

The CAAB advises the Fairfax County Board of Supervisors on the needs, concerns, and aspirations of low-income persons and recommends policies that promote meaningful change. The following are goals established by CAAB:

- Identify, review, and develop policies for low-income residents.
- Support increases in programs and services providing the greatest support to low-income families and individuals as well as actions minimizing reductions to such programs.
- Maximize opportunities to provide input based on identified priority areas.
- Oversee the disposition of CSBG funds, including researching and assessing community needs; facilitating public hearings for public input on low-income families and individuals; allocating funds; approving programs and contracts with community organizations serving low-income persons; and educating the Board of Supervisors and other county officials, other agencies and civic groups, the low-income community, and Fairfax County citizens in support of the CAAB mission.

**Specific CAPs** administered by Fairfax County that help reduce the number of poverty-level families include HCV, Transitional Housing, Permanent Supportive Housing, and the Family Unification Program.

The FCRHA's PROGRESS Center undertakes family self-sufficiency initiatives and links the FCRHA's residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services, and participate in economic self-sufficiency programs.

The Fairfax County DHCD also administers the Rental Subsidy and Services Program, a locally funded rental subsidy program operated through a consortium of nonprofit organizations. The collaborative provides rental subsidies and an array of supportive services to program participants. Rental Subsidy and Services Program is intended to be a gateway to the county's Housing Continuum as part of the FCRHA's Moving to Work program.

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

Gaps and strengths related to the institutional structure were identified in SP-40 of the Consolidated Plan for FY 2022-FY 2026. The county plans the following actions to address some of the gaps and weaknesses:

Strategy #1: Stimulate alternative affordable housing opportunities through development of a roommate referral program.

Those with disabilities and very low incomes who are not homeless but live in precarious housing situations and are unable to get on housing waitlists need other affordable alternatives. The county or a contracted entity can match between individuals who need housing and persons with safe, decent rooms to rent. Individuals could receive guidance on what to look for in a housemate, what questions to ask, how to check references, and how to develop a rental agreement.

Strategy #2: Expand the housing locator services for non-homeless individuals with disabilities in precarious housing situations.

In 2022, housing location assistance services were expanded to include non-homeless individuals with disabilities in precarious housing situations. Many individuals with intellectual disabilities have chosen to move out of their current housing situations, which include nursing homes, family homes, Intermediate Care facilities and institutions. However, they sometimes experience difficulties locating appropriate substitute housing in a timely manner. In response to the need in Fairfax County, the Virginia Department of Behavioral Health and Developmental Services (DBHDS) in collaboration with the Fairfax-Falls Church Community Services Board funded a new program that utilizes Community Housing Guides. This program assists Fairfax County residents who are diagnosed with Intellectual or Developmental Disabilities (I/DD), and are currently on the waiver waitlist, by providing housing location and housing stabilization services. The majority of these individuals utilize the State Rental Assistance Program (SRAP) which provides vouchers for this population.

Strategy #3: Increase affordability of privately owned housing by expanding private landlord participation in the Housing Choice Voucher Program (HCV).

The FCRHA will continue and expand efforts to increase the willingness of private landlords to

participate in the HCV rental subsidy program by decreasing the frequency of housing unit inspections. A Manager of Client Engagement has been hired to lead efforts to increase participation by private landlords, which include:

- Reducing the frequency of unit inspections;
- Improve financial processes to establish a record and reputation for timely housing assistance payments; and
- Developing a landlord outreach program to be executed in FY 2024.

Strategy #4: Efforts to reduce housing discrimination.

Increase affordability of privately owned housing by expanding private landlord participation in the Housing Choice Voucher Program (HCV).

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

Human and social services agencies coordinate services in Fairfax County to help combat poverty and help low-income residents become self-sufficient. The CCFP is a countywide grant process for funding private community-based human services programs that meet community-identified needs. Since 1997, the CCFP has been leveraging Fairfax County General Fund dollars with CDBG and CSBG to support programs that provide affordable housing and public services to low-income households and residents with special needs. The CCFP provides funding for programs and services that meet Fairfax County priorities, were developed based on community input, and reflect the most critical needs for a continuum of services and opportunities for stability, connectedness, well-being, and self-sufficiency for individuals and families. Critical needs include housing, literacy, educational development, financial stability, and health and support networks. Programs funded through the CCFP with CSBG funds are specifically targeted toward households with incomes at or below the poverty level.

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

## **Program Specific Requirements**

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

#### **Introduction:**

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

#### **Vision**

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

#### **Mission Statement**

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

A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. For CDBG, Fairfax County uses a three-year average to ensure compliance with the low moderate-income benefit. The three years to which this FY 2024 One-Year Action Plan is applicable are: 2021, 2022 and 2023.

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

**Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	77,956
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>77,956</b>

**Other CDBG Requirements**

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

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income.

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

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

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

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



The county has no plan to utilize HOME funding in FY 2024 for FCRHA direct homebuyer assistance activities under 92.254.

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

The county has no plan to utilize HOME funding in FY 2024 for FCRHA direct homebuyer assistance activities under 92.254.

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

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

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

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

The Fairfax County CoC established a set of policies and procedures for the provision of financial and rental assistance that is funded by the federal ESG and other homeless assistance programs. These written standards were developed in collaboration for public and private partners from the CoC and are designed to follow the authorizing laws, regulations, and Federal Register Notices for the ESG program.

2. *If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.*

The Fairfax County CoC has established a coordinated assessment system described in detail in a document entitled "Coordinated Entry Policies & Procedures, 2nd Edition," which was published in March 2019. The manual details the written standards, policies, and procedures regarding the core elements of the CoC's Coordinated Entry System. It includes the standards for eligibility and the prioritization process for programs, policies for access and assessment, procedures for referrals and applications, tools, and requirements for filling vacancies. The system ensures that families and individuals who are experiencing or are at risk of homelessness can access the most appropriate assistance in a manner that is fair and efficient.

Most people seeking assistance contact a centralized, telephone-operated information and referral hotline operated by the Fairfax County Department of Neighborhood and Community Services' CSP office before being referred to emergency shelters or homelessness prevention and rapid rehousing assistance providers Homeless outreach services staffed by local nonprofit case managers, nurses from the Health Department, and mental health workers from the CSB work to engage unsheltered individuals. All homeless families and individuals are assessed in a manner that is consistent across programs using many standardized questions and tools, such as the VI-SPDAT. The assessments

provide valuable information to homeless assistance providers and the system in making decisions as to where families and individuals should be referred to for assistance and who is prioritized for the most resource-intensive programs.

3. *Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).*

ESG sub-awards to support Fairfax County contracts for emergency shelter, homelessness prevention, and rapid rehousing assistance were established through formal Fairfax County procurement processes. The allocations of ESG resources among the eligible program components is set by the CoC Collaborative Applicant in local government (i.e., the HCD Office to Prevent and End Homelessness) in planning with the CoC membership and contracting nonprofit organizations.

4. *If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.*

As required by federal regulations, the Fairfax CoC includes formerly homeless individuals as members of the CoC board. The Office to Prevent and End Homelessness also created two part-time, time-limited positions that can be used to hire individuals who are, or recently were, experiencing homelessness to provide advice as a consumer of homeless services and insights based on their lived experience. As the County moves to update its strategies to address homelessness it is also planning for an inclusive community engagement process, which will engage consumers of homeless services and include representatives in decision making roles.

5. *Describe performance standards for evaluating ESG.*

ESG program funding is primarily used to support homelessness prevention and rapid rehousing assistance in the Fairfax County CoC. A web-based Homeless Management Information System database application is used to record, measure, and evaluate data related to ESG-funded programs. There are four primary performance standards used to evaluate ESG-supported programs: (1) the number of families and individuals served over the course of a fiscal year; (2) the length of time that services are provided; (3) the housing destination of families and individuals exiting the program; and (4) the number of people that return to homelessness after being assisted with rapid rehousing. To increase the effectiveness and efficiency of homeless assistance programs, the goal is to increase the number of people assisted each year, reduce the length of time that services are provided, increase the number of people exiting programs to permanent housing destinations, and reduce the number of people that return to homelessness each year.



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# **GRANTEE UNIQUE APPENDICES & ATTACHMENTS**

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