

CITIZEN’S GUIDE TO CONSOLIDATED PLANNING & SUMMARY OF THE DRAFT FY 2025 ONE-YEAR ACTION PLAN

Citizen’s Guide to Consolidated Planning

The County receives federal funding awards each year under the Community Development Block Grant program (CDBG), Emergency Solutions Grant program (ESG) and HOME Investment Partnerships Program (referred to as “HOME”). The term “federal funds” refers to the CDBG, ESG and HOME funds together. The One-Year Action Plan is a report to County residents and the U.S. Department of Housing and Urban Development (HUD) of how the County plans to spend the federal funds during the period July 1, 2024 through June 30, 2025 (FY 2025).

The planned uses of the federal funds reported in the One-Year Action Plan are intended to help achieve the housing and community development goals identified in the Five-Year Consolidated Plan for FY 2022 – FY 2026 (the Consolidated Plan), which was reported and adopted by the Board in 2021. The housing goals adopted in the Consolidated Plan are to:

- Goal 1:** address the challenge of homelessness;
- Goal 2:** provide affordable housing options to those with special needs;
- Goal 3:** meet the affordable housing needs of low-income working households; and
- Goal 4:** produce workforce housing sufficient to accommodate projected job growth.

Summary of the Draft FY 2025 One-Year Action Plan

The County plans to allocate federal funds for FY 2025 to the 13 projects that are listed and described in the One-Year Action Plan. The listed projects include programs that will help achieve Consolidated Plan goals, some activities required by HUD, and administrative activities associated with managing the federal funds. It should be recognized that the federal funds allocated to many of the projects do not cover the total costs of the projects. In addition, HUD regulations limit the amounts of federal funds that can be used for those activities required by HUD as well as the administrative activities associated with managing the federal funds. Therefore, it is necessary to also use local and other funds each year to help pay for each of the projects and activities listed in the One-Year Action Plan.

Section 108 Loan Payments. The \$414,522 planned allocation will be used to make the required annual payments on a loan that was previously taken to fund past affordable housing and community development activities.

Fair Housing. The \$255,314 planned allocation will fund activities that increase and monitor compliance with federal and local fair housing laws in the County, to investigate fair housing complaints, and to affirmatively further fair housing for residents.

CDBG Planning & General Administration. The \$718,890 total planned allocations will be used to fund planning and implementation activities required for the County's federal funding programs, as well as administration of County housing, community and economic development activities.

HOME Administration. The \$188,537 planned allocation will be used for required administrative and project activities that are specifically related to the HOME Program.

Targeted Public Services (CCFP TPS). The \$852,370 planned allocation will be awarded to non-profit contractors through the Consolidated Community Funding Pool (referred to as "CCFP") for providing public services for low-income households, including services related to affordable housing, seniors, families, children, immigrants and persons facing homelessness.

Home Repair for the Elderly & Community Rehabilitation Program. The \$720,440 planned allocation will be used to help preserve housing for seniors, persons with disabilities and low-to-moderate income households in the County, the City of Falls Church and the Town of Herndon, as well as to help provide home repairs for mobile homeowners in the County.

TBRA and Other Rental Assistance. The \$1,000,000 planned allocation will be used to provide rental assistance for families and individuals, including those who are at risk of homelessness, experiencing homelessness, or have special needs.

FCRHA and Fairfax County Properties - Rehabilitation and Acquisitions. The \$500,000 planned allocation will be used to purchase or renovate properties for use as affordable housing or public facilities.

Homeownership Program. The \$1,415,289 planned allocation will be used to provide activities related to homeownership opportunities for first-time homebuyers, as well as financial assistance to homebuyers when available.

CHDO Set-Aside. The \$357,806 planned allocation is required by federal regulations and will be used to fund affordable housing activities by nonprofits that meet the federally-defined characteristics of a Community Housing Development Organization (referred to as a "CHDO").

Emergency Solutions Grant. The \$520,211 planned allocation will be used to fund activities that are designed to prevent homelessness and rapidly re-house people who are experiencing homelessness.

CDBG/HOME Affordable Housing Request for Proposals. The \$1,994,668 planned allocation will be made available to nonprofits applicants to fund the acquisition or rehabilitation of existing properties or the development of new housing units for use as affordable rental housing or homeownership.

The planned allocations reported in the draft One-Year Action Plan are based on estimates of the federal funding the County will receive for FY 2025. An estimated amount of \$346,996 in income from previously funded activities (referred to as Program Income) and a projected amount of \$3,000 in unused FY 2024 funding allocations are also included in the planned allocations for FY 2025. The County estimates there will be \$8,588,051 in federal funds available for FY 2025 which is based on the actual funding received for the current fiscal year, which included the following:

CDBG	\$5,682,469
HOME	\$2,385,371
ESG	\$520,211

The County has to begin planning for FY 2025 based on assumptions because HUD does not notify the County of the actual amounts of federal funds until after the draft One-Year Action Plan has to be made available for public review and comment. The County expects to receive notice of the actual amounts of federal funding for FY 2025 in spring 2024. The planned allocations will be adjusted based on the Contingency Plan after the County receives the HUD notice of the actual amounts of federal funds to be received.

Other Plans and Strategies Referenced in or Related to the Draft FY 2025 One-Year Action Plan

CAPER – refers to the **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT** which evaluates the county’s use of CDBG, HOME, and ESG program funds.

COMMUNITYWIDE HOUSING STRATEGIC PLAN (sometimes also referred to as the **HOUSING STRATEGIC PLAN**) refers to ongoing planning that, so far, has been done in two phases. Phase one identified 25 short-term strategies to increase housing without having major policy or budgetary impacts. Phase two identified the 15-year affordable housing development goal and the no net loss market affordable housing goal.

COMPREHENSIVE PLAN refers to the **Fairfax County Comprehensive Plan Zoning Ordinance**.

CONSOLIDATED PLAN refers to the **FIVE-YEAR CONSOLIDATED PLAN FOR FY 2022-FY 2026**.

CONTINGENCY PLAN refers to the instructions provided in each draft One-Year Action Plan for how the planned allocations of federal funds that are based on estimates will be adjusted after the County receives notice of the actual federal funds to be received for next year.

FAIRFAX COUNTY CITIZEN PARTICIPATION PLAN (sometimes referred to as the “**CCP**”) establishes policies and procedures for obtaining public input and participation during the development of the Consolidated Plan and One-Year Action Plan.

FAIRFAX COUNTY COUNTYWIDE STRATEGIC PLAN refers to the countywide plan for how county staff will work together to address the 10 community outcome areas that represent most important issues to the

community. The “Housing and Neighborhood Livability” section of the plan includes information about housing and affordability.

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY (FCRHA) ANNUAL STRATEGIC PLAN refers to the annual plan that outlines the FCRHA strategies for five areas, including (1) affordable housing development, preservation and sustainability; (2) affordable rental housing, property management and maintenance; (3) tenant subsidies and resident services; (4) homeownership and relocation services; and (5) FCRHA/HCD program planning, development and management.

ONE FAIRFAX refers to the ***One Fairfax Policy*** adopted by the Board of Supervisors, the FCRHA and Fairfax County Public Schools to advance equity in all other policies that apply to publicly delivered services in Fairfax County Government, the FCRHA and Fairfax County Public Schools.