

## CR-05 - Goals and Outcomes

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

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

As a recipient of federal funds under the Five-Year Consolidated Plan for Fairfax County Fiscal Years 2022-2026 (Consolidated Plan), Fairfax County is required to provide this annual Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the County's program year or by September 28, 2023. The CAPER constitutes a summary of accomplishments, and an accounting of the allocation and expenditure of funds, under the Consolidated Plan. The information included in this document has been compiled in accordance with the requirements for Consolidated Plan Entitlement Grantees.

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

A One-Year Action Plan is required for each of the five years covered by the Consolidated Plan. The summary below provides a brief overview of major initiatives and highlights that were proposed and executed in FY 2023, the second year of the Consolidated Plan. This report covers the period July 1, 2022 through June 30, 2023, which is County fiscal year 2023 and federal fiscal year 2022. All references herein to County program years are to the County's fiscal years.

The One-Year Action Plan for FY 2023 (Action Plan) contained a description of the County's intended uses of funds from the programs included in the Consolidated Plan to meet the needs identified in the Consolidated Plan. The Action Plan included planned uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) funds, and Emergency Solutions Grant (ESG) funds.

The Action Plan also listed the planned projects and activities, including the proposed uses of CDBG, HOME and ESG funds by the Fairfax County Department of Housing and Community Development (HCD) and Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2023. The goals and objectives that were to be addressed through the projects and activities also were described in the Action Plan. Table 1 provides a comparison of the expected and actual outcomes for each of the program and activity goals. The data contained within the Actual Strategic Plan

column of Table 1 is consistent with past CAPER submissions to HUD that reflect point-in-time data calculations which may now vary because of adjustments made after the original data submission.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan (5-year Con Plan)	Expected Program Year	Actual Program Year
Community Input	Other	CDBG: \$150,000 / HOME: \$150,000 / ESG: \$0	Other	Other	5	1	1
Homelessness	Affordable Housing Homeless	CDBG: \$145,000 / HOME: \$450,000 / ESG: \$0	Rental units constructed/acquired	Household Housing Unit	15	3	12
Homelessness	Affordable Housing Homeless	CDBG: \$0 / HOME: \$0 / ESG: \$515,135	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2000	450	535

Human Service System	Public Services	CDBG: \$440,000 / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	100	6,045
Low-Income Working Families	Affordable Housing	CDBG: \$1,140,000 / HOME: \$540,000 / ESG: \$0	Rental units constructed ( <i>or acquired</i> )	Household Housing Unit	40	7	10
Moderate-Income Working Families	Affordable Housing	CDBG: \$930,000 / HOME: \$0 / ESG: \$0	Homeowner Housing Rehabilitated	Household Housing Unit	773	100	101
Moderate-Income Working Families	Affordable Housing	CDBG: \$850,000 / HOME: \$0 / ESG: \$0	Direct Financial Assistance to Homebuyers	Households Assisted	250	50	73
Poverty Reduction/Self Sufficiency	Affordable Housing Public Services	CDBG: \$220,000 / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	300	6,046
Poverty Reduction/Self Sufficiency	Affordable Housing Public Services	CDBG: \$220,000 / HOME: \$0 / ESG: \$0	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	125	30	76

Reinvestment	Non-Housing Community Development	CDBG: \$150,000 / HOME: \$0 / ESG: \$0	Other	Other	5	1	1
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$145,000 / HOME: \$450,000 / ESG: \$0	Rental units constructed or acquired	Household Housing Unit	15	3	11
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$400,000 / HOME: \$0 / ESG: \$0	Rental units rehabilitated	Household Housing Unit	693	260	5
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$0 / HOME: \$751,000 / ESG: \$0	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	275	55	57

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

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

During FY 2023, the County received funding from the following federal programs administered by HUD:

Community Development Block Grant (CDBG)	\$5,918,926
HOME Investment Partnerships Program (HOME)	\$2,471,231
Emergency Solutions Grant (ESG)	<u>\$515,135</u>
<b>Total</b>	<b>\$8,905,292</b>

***General FY 2023 Program Highlights***

**Affordable Housing Policy**

Per the County’s housing policies, opportunities should be available for all those who live or work in the County to purchase or rent safe, decent, price-appropriate housing within their means in accordance with the One Fairfax policy and Communitywide Housing Strategic Plan. The County strives to increase the supply of affordable housing each year by at least 12 percent of the total housing production in the county for the previous year, serving a full range of incomes, to include no net loss of existing market and committed affordable housing. The production of new units is supported by the County’s Affordable Dwelling Unit (ADU) Ordinance, Workforce Dwelling Unit Policy, and Multifamily Rental Preservation policy in the Comprehensive Plan. Under the ADU Ordinance, certain new residential construction projects must set aside either 5 or 6.25 percent of multifamily construction and 12.5 percent of single-family construction as ADUs serving up to 70 percent of the Area Median Income (AMI) in return for bonus density. The WDU policy supplements the ADU program such that all new residential construction in mixed-use and high-density areas is expected to provide a minimum of 12 percent of all new for sale units as WDUs serving income tiers from 80 to 120 percent of AMI and a minimum of 8 percent of all new rental units as WDUs serving income tiers from 60 to 80 percent of AMI. The FCRHA has the right to acquire one-third of the for-sale ADUs and WDUs to lease as rental units. The multifamily rental preservation policies seeks to replace on a one-for-one basis any existing affordable housing that is proposed for redevelopment. The County utilizes CDBG and Housing Trust Fund sources to purchase ADUs and WDUs under the County’s ADU and WDU programs, and uses Blueprint or other state and local funding sources to preserve affordable housing.

### **One Fairfax Equity Policy**

One Fairfax is a joint racial and social equity policy that asks departments to intentionally consider equity in decision-making and in the development and delivery of future policies, programs, and services. It helps County and school leaders to look intentionally, comprehensively, and systematically at barriers that may be creating gaps in opportunity. It establishes shared definitions, focus areas, processes, and organizational structure. The policy identifies 17 focus areas to promote equity, including community and economic development, housing, education, environment, and transportation. Integrating the principles of One Fairfax into the programs and services of the Department of Housing and Community Development is paramount to achieving the goals of the One Fairfax Policy.

- The Equity Impact Plan identifies the following implementation areas with corresponding actions that guide staff to advance the One Fairfax Policy:
  - Use of rental subsidy vouchers to increase and disperse affordable housing choices for people of color in communities where opportunity exists.
  - Coordination of affordable housing investments with other county investments to increase opportunities in newly created neighborhoods and prevent displacement from neighborhoods of affordability.
  - Strengthening HCD's organizational commitment to racial and social equity.
  - Ensuring that HCD/FCRHA policy, planning and/or program documents consider racial and social equity.
  - Eliminating the disproportionality of people at risk of or experiencing homelessness from communities of color and other marginalized populations by providing equitable paths to safe, stable, affordable housing.

### **Accomplishing the Goals**

To accomplish these goals, Fairfax County will draw upon federal and local resources, as well as the community, and private sector to leverage resources through partnerships. The County will embark on new initiatives while continuing to complete projects already in the pipeline.

### **Affordable Housing Preservation and Production**

The county adopted a goal of no net loss of affordable housing, with the preservation of affordable housing in both market affordable and committed affordable rental communities and scattered sites. To meet this goal, the FCRHA assists private partners in financing the acquisition of units to preserve the existing affordability and continue to serve a range of incomes, from extremely low-income (30 percent AMI and below) through moderate income levels (above 80 percent of AMI). In December 2022, the County published a Request for Qualifications to establish an

inaugural pool of pre-qualified affordable housing providers and development firms to increase the County's ability to take advantage of market and committed affordable housing preservation opportunities. Twenty-one affordable housing providers were designated as pre-qualified within the inaugural pool. The pre-qualification status will allow quicker processing of acquisition or other gap financing applications and otherwise assist the FCRHA/HCD with execution of preservation opportunities.

**Highlights of Creation and Preservation Activities**

1. **Good Shepherd Housing and Family Services:** 2 units; Franconia District; a total of \$438,644 in CDBG and HOME funding (awarded under the HCD-issued RFP) to acquire two 2-bedroom units to benefit households at or below 60 percent of the AMI.
2. **Pathway Homes:** 11 units; scattered sites; a total of \$1,951,000 in HOME and CDBG funding (awarded under two HCD-issued RFPs) to acquire a total of 11 1-bedroom units to benefit adults with special needs who are at or below 30 percent of the AMI.
3. **FCRHA Affordable Dwelling Unit Program:** 7 units; scattered sites; a total of \$1,714,850 in CDBG funding to acquire units and add to the FCRHA Rental Housing Program for use as affordable rental housing to benefit low-income households, typically at or below 60 percent of the AMI.
4. **Operation Renewed Hope Foundation:** 1 unit; Franconia District; a total of \$316,236 in CDBG funding (awarded under the HCD-issued RFP) to acquire one unit for veterans who are homeless or at risk of homelessness and are at or below 60 percent of the AMI.
5. **Lamb Center:** Development of a 5-story apartment building that will provide 54 units of permanent supportive housing in the City of Fairfax at the current site of the Hy-Way motel for residents that are homeless or at risk of becoming homeless and who are at or below 50 percent of the AMI. Total Development Costs are approximately \$29 million, and the development is anticipated to use a variety of sources, including funding in the FCRHA Operating Fund.
6. **Telestar Court:** Adaptive reuse development to convert a vacant 4-story office building located in the Merrifield Suburban Center (Providence District) into 80 units of affordable housing with a combination of 1 – 2 bedrooms for residents from 30 percent to 80 percent of the AMI. Total Development Costs are approximately \$41 million, and the development is anticipated to use a variety of sources, including American Rescue Plan Act (ARPA) Funds allocation from the FCRHA.

7. **Residences at Government Center II:** Development of two 5-story buildings on the existing Parking Lots G and H at the Fairfax County Government Center (Braddock District) to provide 279 units of affordable housing for residents from 30 percent to 70 percent of the AMI. Total Development Costs are approximately \$68 million, and the development is anticipated to use a variety of sources, including funding in the Housing Blueprint Fund and other County sources from the FCRHA.
8. **Somos at McLean Metro:** Redevelopment of a 4-acre commercial property near the McLean Metro station (Providence District) that will involve demolition of the existing 7-story office building and construction of 453 affordable rental units in two buildings, one 5-story building over the existing structured parking with 200 units and a second 8-story building with 253 units. The development will serve residents from 40 percent to 60 percent of the AMI. Total Development Costs are approximately \$204 million, and the development is anticipated to use a variety of sources, including funding in the Housing Blueprint Fund, Tysons Housing Trust Fund, and ARPA Funds allocation from the FCRHA.
9. **Dominion Square:** Development of an 8-story multifamily building located in Tysons Corner (Hunter Mill District) that will provide a total of 516 units of affordable housing serving residents from 30 percent to 70 percent of the AMI. Total Development Costs are approximately \$298 million, and the development is anticipated to use a variety of sources, including funding in the Housing Blueprint Fund, Moving to Work Fund, and ARPA Funds allocation from the FCRHA.
10. In FY 2023, pursuant to the Affordable Dwelling Unit (ADU) Program, a total of 23 newly constructed ADUs were offered to the FCRHA for purchase. Seven of the units were purchased using CDBG funding, for a total of \$1,713,850, for use as affordable rental housing in the Sully and Springfield districts and added to the Fairfax County Rental Program inventory.

Fairfax County received \$2,471,231 in HOME funds in FY 2023. The County uses its HOME funds to provide funding for non-profit organizations to acquire or rehabilitate affordable housing units for low-income individuals, to support direct assistance to low-income individuals and to fund Fair Housing activities. Program accomplishments for FY 2023 include:

- A Community Housing Development Organization (CHDO), Good Shepherd Housing, acquired two 2-bedroom housing units, with one unit using HOME CHDO funds. These acquisitions provided affordable housing to two families at 30 percent of the AMI or below and are



at high risk of homelessness. Another CHDO, Pathway Recovery, Inc., authorized Pathway Homes, Inc. to use HOME funds to acquire four 1-bedroom condominium units, with two units receiving HOME CHDO funds. These units also provide much needed affordable rental housing, but targeted to individuals at or below 30 percent of the AMI, who are homeless or precariously housed, and have special needs related to serious mental illness.

- HOME TBRA assistance was provided to 52 families.

### **FY 2023 ESG**

Emergency Solutions Grant funds in the amount of \$515,135 were utilized for housing relocation and stabilization services and financial assistance, including rental assistance, as well as eligible administrative activities. The funds were essential to preventing homelessness as well as rapidly re-housing many households experiencing homelessness. The remaining Emergency Solutions Grants funds under the Coronavirus Aid, Relief, and Economic Security Act (ESG-CV) in the amount of \$8,281,368 awarded in April and June of 2020 were continued to be used to prevent, prepare for, and respond to the coronavirus. This funding was also used for housing relocation and stabilization services and financial assistance, including rental assistance, as well as eligible administrative activities. The ESG-CV funding supported the establishment of temporary emergency shelter locations and was used to rapidly re-house households experiencing homelessness.

### **FY 2023 CDBG and CDBG-CV**

Fairfax County received \$5,918,926 in CDBG funds in FY 2023. CDBG funds were used in FY 2023 to address the Vision and Mission Statement incorporated in the Five-Year Plan by supporting contractual commitments (such as payments on outstanding Section 108 loans), program administration, relocation assistance and an on-going home repair program. Additionally, CDBG funding was used to fund affordable housing programs and projects, and public services activities that aligned with the priorities adopted by the Board of Supervisors.

In FY 2023, almost \$74,000 of CDBG funding provided for the replacement of five existing rooftop HVAC units located at Minerva Fisher Hall, a 6,800 sq. ft. FCHRA-owned property with 12 units of affordable housing targeted to disabled and low-income individuals at or below 30 percent of AMI. Completion of this rehabilitation work has increased the efficient use of energy by this property.

Fairfax County received \$3,506,542 of CDBG-CV1 funding in FY 2020 and \$4,850,209 of CDBG-CV3 funding in FY 2021, for a total of \$8,356,751 to support emergency rent and utility assistance for low-income households negatively impacted by COVID-19; operating expenses for non-profit partners to prevent, prepare for, and respond to COVID-19; and income assistance for affordable housing partners whose tenant are unable to pay rent due to COVID-19. Expenditure of CDBG-CV continued to be utilized for emergency rent and utility assistance in FY 2023, with approximately 7 percent remaining CDBG-CV balance to be fully expended in the following fiscal year. Full accomplishment reporting of CDBG-CV emergency rent and utility program beneficiaries will be reported within the CAPER for the fiscal year the activity is completed.

### **FY 2023 Home Repair for the Elderly Program**

The Home Repair for the Elderly Program completed 224 cases serving 101 households in FY 2023. The average household income served was \$27,053 or approximately 25% AMI for a one-person household. This meets the HUD definition for extremely low income.

### **Consolidated Community Funding Pool**

The Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. CCFAC also is charged with oversight and development of funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds awarded through a competitive proposal process to fund public service activities by nonprofit organizations. In FY 2023, a total of \$887,838 in CDBG funds were allocated to the CCFP to fund competitively awarded contracts with nonprofit providers of targeted public services. The Board of Supervisors approved the following CCFP funding priorities for the FY 2023 – FY 2024 funding period:

#### Financial Stability

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

#### Food and Nutrition

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

Health

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

Housing

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

Literacy/Educational Development/Attainment

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

Positive Behaviors and Healthy Relationships

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

Support/Community/Social Networks

Goal: All individuals and families will have access to local services, including community-based transportation and childcare, and the ability to establish and maintain communal and social relationships.

**Targeted Public Services Projects**

A total of \$887,838 in CDBG funds was allocated to support six nonprofit contracts for CDBG Targeted Public Services (TPS) activities in FY 2023, each of which included services under one or more priority areas.

1. The following nonprofit contract was funded under the **Financial Stability** priority area:

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ORGANIZATION	CONTRACT TITLE	CDBG FUNDING
Women Giving Back, Inc.	Supporting Basic Needs, Stability, and Health for Fairfax Women and Children in Crisis	\$22,419

- Services provided by Women Giving Back, Inc. assisted 11,212 clients in 3,947 households.
2. There were no targeted public services activities funded under the **Food and Nutrition** priority area.
  3. The following nonprofit contracts were funded under the **Health** priority area:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING
BRAWS	Bringing Resources to Aid Women’s Shelters	\$19,089
Women Giving Back, Inc.	Supporting Basic Needs, Stability, and Health for Fairfax Women and Children in Crisis	\$22,419

- Services provided by BRAWS assisted 9,688 clients in 9,688 households.
  - Services provided by Women Giving Back, Inc. assisted 1,167 clients in 1,167 households.
4. The following nonprofit contracts were funded under the **Housing** priority area:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING
Family Preservation and Strengthening Services	Family PASS Self-Sufficiency Program	\$63,698
Good Shepherd Housing and Family Services, Inc.	Homes for the Working Poor, Disabled & Elderly	\$386,704

- Services provided by Family Preservation and Strengthening Services assisted 140 clients in 140 households.
- Services provided by Good Shepherd Housing and Family Services, Inc. assisted 2,404 clients in 904 households.

5. The following nonprofit contracts were funded under the **Literacy/Educational Development/Attainment** priority area:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING
The ARC of Northern Virginia	Employment, Stability and Community Connectedness for People with Disabilities	\$74,470
Family Preservation and Strengthening Services	Family PASS Self-Sufficiency Program	\$63,697

- Services provided by The ARC of Northern Virginia assisted 299 clients in 299 households.
- Services provided by Family Preservation and Strengthening Services assisted 619 clients in 619 households.

6. The following nonprofit contract was funded under the **Positive Behaviors and Healthy Relationships** priority area:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING
Fairfax Court Appointed Special Advocates	Advocating in Court for Fairfax’s Children Who Are in Crisis Due to Abuse and Neglect	\$160,873

- Services provided by Fairfax Court Appointed Special Advocates assisted 1,782 clients in 1,048 households.

7. The following nonprofit contract was funded under the **Support/Community/Social Networks** priority area:

ORGANIZATION	CONTRACT TITLE	CDBG FUNDING
The ARC of Northern Virginia	Employment, Stability and Community Connectedness for People with Disabilities	\$74,469

- Services provided by The ARC of Northern Virginia assisted 4,216 clients in 4,216 households.

**FY 2023 Action Plan Amendments**

An annual Action Plan is required by HUD for three federal programs: CDBG, HOME, and ESG. There were amendments to the FY 2023 Action Plan during the *FY 2022 Carryover Review* due to the final HUD grant award amounts and program income received, as well as project reallocations.

**Progress Toward Goals**

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

## CR-10 - Racial and Ethnic composition of families assisted

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

### 91.520(a)

	CDBG	HOME	ESG
White	3,590	21	512
Black or African American	1,815	32	942
Asian	1,021	5	59
American Indian or American Native	58	2	9
Native Hawaiian or Other Pacific Islander	16	0	1
<b>Total</b>	<b>6,484</b>	<b>60</b>	<b>1,523</b>
<i>Other multi-racial</i>	<i>11,172</i>	<i>1</i>	<i>133</i>
<i>Unknown, Client refused, or Data Not Collected</i>	<i>0</i>	<i>0</i>	<i>88</i>
Hispanic	1,291	7	467
Not Hispanic	5,193	53	1,265
<i>Unknown, Client refused, or Data Not Collected</i>	<i>0</i>	<i>0</i>	<i>12</i>

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

### Narrative

CDBG statistics reflect persons served in CDBG-funded and CDBG-CV-funded activities during FY 2023, and the statistics include total persons benefitting from the CDBG-CV Emergency Rent and Utility Assistance activity. It should be noted the chart embedded in IDIS does not collect data for "Other multi-racial clients" or "those who refuse to provide data." The actual totals served were 19,461, including 17,656 for CDBG, 61 for HOME and 1,744 for ESG. In addition, many of the activities are on-going and complete outcome information will be reported in the CAPER year in which the activity is completed.

**CR-15 - Resources and Investments 91.520(a)**

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	12,264,706	7,343,980
HOME	public - federal	5,501,067	2,487,439
ESG	public - federal	515,135	TBD

**Table 3 - Resources Made Available**

**Narrative**

Expenditures include those utilizing funding from prior years and program income.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Countywide	100	100	Fairfax County, VA

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

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



## Leveraging

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

**CDBG Leveraging:** Total Leveraged is \$7,918,535

### **FY 2023 Public Services Activity and Leveraging**

Total leveraged for Targeted Public Services activities: \$6,797,323

RATIO= \$7.93 of leveraged funds for every \$1 of CDBG expenditure for Targeted Public Services activities.

### **FY 2023 Affordable Housing Activity and Leveraging**

Total CDBG Affordable Housing Expenditures: \$2,905,421

Total leveraged for Affordable Housing Activities: \$1,121,212, including \$686,658 in private investments and \$434,554 in HOME funds

RATIO= \$0.39 of total leveraged funds for every \$1 of CDBG expenditure for Affordable Housing activities, including \$0.24 in private investments per \$1 of CDBG

### **ESG leveraging and use of publicly owned land and property:**

ESG supports local homelessness prevention and rapid rehousing assistance for people who are experiencing homelessness, or at-risk of homelessness. In addition to the federal ESG funds, other public and private funding is leveraged to support these services. In FY 2023, the state's Virginia Homeless Solutions Program (VHSP) awarded \$178,313 to one local grantee for homelessness prevention assistance and a total of \$645,425 to three local grantees primarily for rapid rehousing assistance. An additional \$3,074,093 in Virginia COVID Homelessness Emergency Response Program (CHERP) funding was awarded in FY 2022 for emergency shelter operations, targeted prevention, rapid rehousing, and administrative support in response to the COVID-19 pandemic and was still being spent in FY 2023. In FY 2023 Fairfax County used local General Funds to not only match federal ESG funds dollar-to-dollar but also awarded four organizations a total of \$5,293,352 in contracts through the Office to Prevent and End Homelessness to provide homelessness prevention, rapid rehousing assistance, and other related services. Federal Continuum of Care (CoC) resources are also leveraged for two rapid rehousing projects operated by two local nonprofits. A total of \$1,389,520 was awarded in March 2023 through the FY 2022 HUD CoC competitive process to support the two rapid rehousing projects. Finally, local nonprofit organizations also leverage an unspecified amount of additional private financial donations each year, as well as volunteer time and in-kind donations, for the same homeless assistance.

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

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

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

- Oakwood Senior Housing – 150 units of affordable senior housing constructed on 6.2 acres of FCRHA-owned property. Project completed in June 2023. Developer selected using Virginia Public Private Education Act (PPEA) authority.
- North Hill – 279 units of affordable housing constructed on 35 acres of FCRHA-owned property. 53 units delivered in June 2023 with 226 units planned for delivery in Fall 2023. Developer selected using Virginia Public Private Education Act (PPEA) authority.
- Autumn Willow – 150 units of senior housing being constructed on 11 acres of FCRHA owned land. Construction in progress, planned for completion in December 2024. Developer selected using Virginia Public Private Education Act (PPEA) authority.
- One University – 240 units of affordable housing including 120 units of multifamily apartments and 120 units of senior independent living. Construction in progress, completion planned for May 2024. Developer selected using Virginia Public Private Education Act (PPEA) authority.
- Residences at the Government Center II – 279 units of affordable multifamily housing. Project has been selected for 9% Low-Income Housing Tax Credits and construction is planned to start in summer 2024. Developer selected using Virginia Public Private Education Act (PPEA) authority.
- Dominion Square – 516 units of multifamily affordable housing and a 33,000-square-foot Community Center to be constructed on FCRHA-owned property. Acquisition of the property by the FCRHA closed on June 30, 2023.
- Somos at McLean Metro – 453 units of multifamily affordable housing and up to 10,000 square feet of amenity space to be constructed/created on FCRHA-owned property. Acquisition of the property by the FCRHA closed on December 21, 2022.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	38,483,647
2. Match contributed during current Federal fiscal year	3,161,947
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	41,645,594
4. Match liability for current Federal fiscal year	344,196
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	41,301,398

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Bridging Affordability	07/01/2022	3,161,947	0	0	0	0	0	3,161,947

Table 6 – Match Contribution for the Federal Fiscal Year

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
155,254	78,502	155,254	0	78,502

Table 7 – Program Income

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

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		<b>16</b>				
Businesses Displaced		<b>0</b>				
Nonprofit Organizations Displaced		<b>0</b>				
Households Temporarily Relocated, not Displaced		<b>0</b>				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

Table 10 – Relocation and Real Property Acquisition

**CR-20 - Affordable Housing 91.520(b)**

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	348	162
Number of Non-Homeless households to be provided affordable housing units	858	1397
Number of Special-Needs households to be provided affordable housing units	163	283
<b>Total</b>	<b>1,369</b>	<b>1,842</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	806	688
Number of households supported through The Production of New Units	400	1140
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	163	14
<b>Total</b>	<b>1,369</b>	<b>1,842</b>

**Table 12 – Number of Households Supported**

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

Applicants and current participants had issues leasing due to the payment standards being too low for the Fairfax County area. Slightly higher payment standards would give applicants and current participants a better chance to lease in the county. If the payment standards are raised, it would give families a better chance to lease in areas of need.

**Discuss how these outcomes will impact future annual action plans.**

In FY 2011, the FCRHA began operation of the PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center to link HCD residents with county resources to prevent eviction, assist with family crises, help meet lease obligations, facilitate access mental health

services and participate in economic self-sufficiency programs. Due to reorganization, funding and staffing capacity, many of these services ended in calendar year 2021 and the PROGRESS Center transitioned to Special Programs. Programs under this team include: Family Unification Program (FUP), Veterans Affairs Supportive Housing (VASH), Mainstream 1-Year (NED), Mainstream 5-Year, Emergency Housing Vouchers (EHV), Housing Choice Voucher Homeownership, HOME-TBRA, SRAP, and HUD Family Self-Sufficiency (FSS). Work in these areas has yielded the below-noted outcomes in FY 2022. In addition, the Step Ahead 2.0 program was initiated to provide supportive services, primarily to those participants in the Emergency Housing Voucher program.

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

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	134	52
Low-income	149	8
Moderate-income	11	1
<b>Total</b>	<b>294</b>	<b>61</b>

**Table 13 – Number of Households Served**

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**  
**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The CoC maintains four homeless outreach teams that are staffed by nonprofit contractors, nurse practitioners from the County Health Department and mental health specialists from the Fairfax-Falls Church Community Services Board (CSB). Drop-in centers are maintained by the CSB and local nonprofits. For over four years, these street outreach teams, under the coordination of the Fairfax County Office to Prevent and End Homelessness (OPEH), manage a by-name-list of every individual who is experiencing unsheltered homelessness within the CoC's geography with the use of the local Homeless Management Information System. With support from Community Solutions via the Built for Zero initiative, the CoC continues to enhance its use of by-name-lists, which include information such as when individuals were first engaged, their chronic homelessness and veterans' status, and referral milestones on the path to emergency shelter and permanent housing. OPEH meets regularly with the outreach teams to get individuals experiencing homelessness, including those that are unsheltered, into permanent housing. A dashboard has been developed to regularly monitor the system inflow and outflow of individuals experiencing chronic homelessness as well as veterans experiencing homelessness. The CoC uses a Coordinated Entry System to ensure that people have equitable, consistent access to homeless assistance programs across the CoC. The written standards for the Coordinated Entry System outline the eligibility and prioritization process to quickly connect people experiencing homelessness to the resources that best fit their individual needs. The written standards allow for transparency, which also supports accountability. In FY 2023, the Coordinated Entry System staff started exploring new assessment tools that help ensure an equitable process for housing matches. A committee was created to support the process of identifying a new tool and creating a new prioritization process.

The data in all aspects of the Coordinated Entry System, maintained through the Homeless Management Information System, also allow the CoC to identify gaps and allocate resources appropriately. The CoC also utilized ARPA funding to support increased staffing at emergency shelters to help meet the increased demand for shelter. Fairfax County's CoC concluded their participation in a year-long process with the nine jurisdictions that participate in the Metropolitan Washington Council of Governments Homeless Services Committee in a Regional Racial Equity Initiative led by C4 Innovations to develop coordinated goals and strategies with action steps that each CoC can implement at a local level, and collectively as a region, to achieve a more racially equitable approach to ending homelessness. Consequently, a Racial Equity Action Committee was formed to implement the goals outlined in the action plan created by the CoC staff who participated in the research. The committee created three workgroups to address three goals; to increase participation of people with lived experience in decision making opportunities; to explore ways to increase upstream prevention; and to increase cross-sector partnerships.



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

In FY 2023, all the agencies contracted to operate emergency shelters received a significant increase to their Fairfax County contracts' budget to help them meet the increase demand in shelter. Due to the economic impact of the pandemic, the County experienced an increase in the number of households seeking homelessness prevention assistance and emergency shelter. The contracted providers expressed the need for support with staff capacity and funds to sustain the use of hotel rooms when shelters had reached capacity. The additional funds helped ensure households with children were not experiencing unsheltered homelessness and helped create safer environments with more staff presence. Contracted providers used the funds to help with staff recruitment and retention. Transitional housing programs continue to be evaluated for effectiveness and efficiency. Many CoC-funded transitional housing programs have been converted to permanent housing (rapid rehousing and supportive housing), while others have adapted services to meet the changing needs of special populations in the community's homeless population.

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

Homelessness prevention is a high priority in the Fairfax County Continuum of Care as it is one of four strategies identified by the Board of Supervisors. The CoC invests a significant amount of resources in homelessness prevention from a variety of funding streams, public and private, including much of the Emergency Solutions Grant funding. In FY 2023, the Coordinated Entry System created, in partnership with the contracted providers, a more streamlined process for referrals that reduced the barriers to accessing prevention and shelter resources. It also implemented a new data tracking process using HMIS that allows OPEH to complete more detailed data analysis to help identify gaps and other areas for improvement. In addition, OPEH encouraged all providers to implement diversion tools to help identify safe alternatives to shelter or unsheltered homelessness. OPEH provided training and one on one support to help agencies implement this tool. Consequently, by using diversion several providers were able to reduce the number of households served in overflow hotel rooms.

The CoC and its partner institutions have long had a set of policies that help reduce the number of people becoming homeless upon discharge from publicly funded institutions. The CSB, the public mental health service provider, abides by the Commonwealth of Virginia State Psychiatric Discharge Planning Protocol. The CSB's specific discharge policies and procedures have been developed to support appropriate and safe community re-entry. Discharge planners provide services to individuals who are hospitalized in state-funded psychiatric hospitals in the Commonwealth of Virginia, Local Inpatient Purchase of Services (LIPOS) state-funded private bed purchase program and the Adult Detention Center (ADC). The discharge planning team works in collaboration with individuals and other treatment providers to develop a comprehensive recovery-focused plan of care upon discharge. Forensic discharge

planning services are provided to individuals hospitalized at a state facility from the ADC. Limited case management services are provided to individuals who require community partnering to link with services post discharge.

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

The CSB's Program of Assertive Community Treatment and Intensive Case Management teams provide community-based services to homeless individuals with serious mental illness and co-occurring disorders. The team's goal is to work collaboratively with the individual to develop, implement and achieve goals that are meaningful and important, working with the family and the community support network to maximize success. This model decreases the number of hospitalizations and provides community support while improving stabilization. These services also extend to continue support after placement in housing.

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

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

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

Supportive Housing. The Medical Respite Programs provide respite care, not to exceed 30 days, to homeless individuals in need of acute medical care. There are currently nine beds available in this program across the CoC.

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

The CoC uses the Homeless Management Information System to collect data and prepare a variety of reports to evaluate the effectiveness of the homeless services system and measure progress. Ongoing investments in permanent housing for people experiencing homelessness, including individuals and families, those experiencing chronic homelessness, veterans, and unaccompanied youth, has proven effective in shortening the length of homelessness while increasing the number of people moving to permanent housing since the adoption of the Ten-Year Plan in 2008. The HEARTH Act also required CoCs to design a local system to connect sheltered and unsheltered people experiencing homelessness to permanent, affordable housing and obtain the services necessary to sustain long-term stability. The establishment of eligibility and prioritization criteria for existing housing resources and development of standardized processes through the CoC's Coordinated Entry System has contributed to the successful outcomes achieved. Most individuals and families experiencing homelessness receive rapid rehousing assistance in emergency shelter with housing relocation and stabilization services, along with short-term rental assistance. However, the Coordinated Entry System helps to ensure that those that require more intensive housing interventions can be matched to the housing resources, such as permanent supportive housing or longer-term subsidies, that meet their needs.

Ending veteran homelessness means reaching the point where there are no veterans sleeping on the streets and every veteran has access to permanent housing. Further, the initiative works to provide systems so that should veterans become homeless or be at-risk of becoming homeless, communities will have the capacity to quickly connect them to the help they need to achieve housing stability. A local interagency workgroup of local homeless veteran service providers continues to meet monthly to review the by-name-list of homeless veterans and move them to housing as quickly as possible. The work to end veteran homelessness is a significant part of the Built for Zero Initiative, a nationally recognized movement developed through Community Solutions designed to measurably and equitably end homelessness. The greatest challenge for the Fairfax CoC to meet the federally established criteria for achieving the goal of ending veteran homelessness is identifying the permanent housing resources for chronically homeless veterans who are not eligible for Veterans Health Administration services and VASH vouchers. In FY 2023, 30 VASH vouchers were made available to Fairfax County's CoC and households are matched during the monthly meetings.

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

### Actions taken to address the needs of public housing

The FCRHA performed the following rehabilitation work on its federal RAD-PBV (formerly Public Housing) portfolio between July 1, 2022 and June 30, 2023:

- Briarcliff II – replaced nine gas range appliances and 12 hot water heaters. A new concrete pad for the trash dumpsters and fence was installed.
- The Green – Westglade Community Center replaced flooring, replaced old community room furniture for resident use and painted the building. Seven apartments had washer/dryer replacements along with two refrigerator replacements.
- Villages at Falls Church – replaced three aging HVAC systems in units, two refrigerators and one gas range.
- Reston Town Center – replaced four aging gas ranges, three refrigerators and a full kitchen countertop.
- Belle View - replaced flooring in nine units with upgraded vinyl plank flooring.
- Greenwood - replaced flooring in nine units with upgraded plank flooring, aging appliances with Energy Star rated appliances with eight refrigerators, five stove/ranges and 12 HVAC replacements. Completed piping replacement on aging plumbing system.
- Old Mill – completed 20 flooring replacements with upgraded vinyl floor planking, four Energy Star stove/range replacements and completed piping replacement on aging plumbing systems.
- Kingsley – replaced aging appliances with 15 refrigerator replacements and 14 HVAC unit replacements. Upgraded trash areas with recycling bin enclosures.
- Westford I II, III – replaced aging flooring in 20 units with upgraded vinyl plank flooring, 20 appliance replacements with new Energy Star refrigerators and stove/ranges.
- Rosedale – upgraded 11 units with new Energy Star Refrigerators and HVAC Units. Completed pipe replacement on aging pipe systems.
- Barkley Square -- replaced aging carpet with vinyl plank flooring and hot water replacement for aging system.
- Audubon – replaced flooring in eight units with upgraded vinyl plank flooring. Completed plumbing pipe replacements on aging pipes.

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

In 2021, the FCRHA established a new resident advisory group, known as the MTW Advisory Committee (the Committee). The MTW Advisory Committee meets on a quarterly basis and is comprised of households that participate in the HCV and RAD-PBV programs. The overall purpose of the Committee is to obtain critical information from households used to inform the development, implementation, and review of MTW activities. Importantly, resident engagement through the committee has helped to identify areas of opportunity and inequities within MTW as part of the One Fairfax policy adopted by the FCRHA. In FY 22, the Committee discussed several key topics including feedback on the current MTW Plan; policy options that could increase housing mobility and employment; and effective

communications and ways to improve outreach to households. While specific to MTW, the areas of discussion and feedback from households applies broadly to all households served by the FCRHA.

### **The FCRHA as an MTW Agency**

In FY 2014, the FCRHA was designated as a Moving to Work agency by HUD. The MTW designation enables the FCRHA to link its housing programs into a continuum; expand partnerships with nonprofit organizations to provide self-sufficiency services; reduce regulatory burden for staff and customers; and align housing resources with community needs. The Fiscal Year (FY) 2023 Moving to Work Plan furthered the on-going work of the FCRHA and included one new activity. The activity was approved and now provides the FCRHA with the option of applying new payment standards at any time after the effective date of the new amount when the payment standard increases. This flexibility is important to help reduce the number of households who are rent burdened particularly as Fairfax has high market rents and most HCV households are on either a two- or five-year reexamination schedule. The FY 2023 MTW Plan also supported the efforts of the FCRHA to preserve and develop affordable housing and provide greater opportunities for individuals and families through housing mobility options and self-sufficiency tools. Throughout the fiscal year, the FCRHA continued to monitor several important policies designed to decrease the cost of assistance to families in the Housing Choice Voucher (HCV) program and continued to monitor the impacts of the COVID-19 pandemic on participants.

### **Self-Sufficiency Initiatives**

In FY 2011, the FCRHA began operation of the PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center to link HCD residents with county resources to prevent eviction, assist with family crises, help meet lease obligations, facilitate access mental health services and participate in economic self-sufficiency programs. Due to reorganization, funding and staffing capacity, many of these services ended in calendar year 2021. PROGRESS center has been renamed to Special Programs. PPrograms managed by the team still include Crisis Intervention and Service Coordination and HUD Family Self-Sufficiency (FSS). Work in these areas has yielded the below-noted outcomes in FY 2023. In addition, the Step Ahead 2.0 program was initiated in FY 2023 to provide additional supportive services, primarily to those participants in the Emergency Housing Voucher program.

## **HUD Family Self-Sufficiency (FSS) Program**

FCRHA has administered the Family Self-Sufficiency (FSS) program since the early 1990's. During FY 2023 the FCRHA served 100 households under the Family Self-Sufficiency (FSS) program. Of the 100 households served, 8 were RAD-PBV.

The RAD FSS program participants achieved the following self-sufficiency outcomes during FY 2023:

### Asset Development/Wealth Building

- The average escrow balance of the 8 participating RAD FSS families is calculated at \$4,024.

### Employment

- 7 households (88%) are employed.
- Average earned income is \$26,684.
- 5 families increased their household earned income.

### Training and Education

- FCRHA offered brand new scholarship opportunities in FY 2023 to residents. Up to 10 scholarships, valued at \$5,000 were offered. Awardees had not been announced as of the date of this reporting.
- 100 percent of households participated in a minimum of one type of training or educational activity (on the job, financial literacy, parenting, GED, technical/trade/workforce, or college level education).

## **Workforce Development**

- HCD does not offer workforce development opportunities at this time. Acknowledging that training and employment leads to a living wage is a critical component to long-term self-sufficiency, there are concerted efforts to increase awareness and access to programs and services. Employment, training and education opportunities are posted in the lobby/waiting area of HCD. Families enrolled in the Family Self-Sufficiency Program were provided 946 educational resources during FY 2023.
- Families enrolled in the Family Self-Sufficiency Program were provided 2,888 employment leads during FY 2023.
- Ongoing partnerships between the Cornerstones, Inc. and FACETS, and Department of Neighborhood and Community Services also continues to provide opportunities for education and workforce development.

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/other)	Access (development office /PHA main office / office / another provider name)	Eligibility (RAD- PBV or HCV participants or both)
Housing Choice Voucher Homeownership	Current Program Enrollment: 19	Applicant List	Homeownership staff continue to work with HCV families as they work toward their first home purchase.	Program assistance is available to HCV tenants who have been in the program for a minimum of one year and meet financial and other criteria.
Sponsor-Education Homeownership Seminars for properties with income and covenant restrictions in the First-Time Homebuyers Program - Homeownership Education	Self-serve online FTHB and Workforce Dwelling Unit Program orientation sessions with 1,200 attendees	Self-select to become eligible for First-Time Homebuyers Program	Online self-service presentations and community events	Both RAD- PBV and HCV
CORNERSTONES  <u>RAD-PBV Properties Served:</u> West Glade  <u>Programs/Services:</u> Advocacy, case management and service coordination; basic needs assistance; summer lunch program; tutoring and homework help; out-of-school time enrichment activities; family education and awareness activities; community engagement; resident capacity building and leadership development.	Varies by program	Voluntary, Self-Selection; restricted to property residents	Virtual; On-Site Community Center; Neighborhood Sites	Participation is open to any RAD-PBV household.
FACETS  <u>RAD-PBV Properties Served:</u> Barros Circle, and Ragan Oaks, Wedgewood	Varies by program	Voluntary, Self-Selection; restricted to property residents	Virtual, On-Site Community Center; Neighborhood sites	Participation is open to any RAD-PBV household.

<p><u>Programs/Services:</u> Case management and service coordination; basic needs assistance; summer lunch program; tutoring and homework help; out-of- school time enrichment activities; family education and awareness activities; community engagement and leadership development. On-site computer lab.</p>				
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**Encouraging Participation in Homeownership Activities**

Regarding actions taken to encourage RAD-PBV residents to participate in homeownership, Homeownership staff of HCD meets with residents to discuss the possibility of using their vouchers for homeownership opportunities during the relocation process. Residents who qualify for homeownership are able to purchase a home with their tenant-based vouchers, subject to available homeownership vouchers. In FY 2023, two new families purchased a home with their voucher and two families graduated from the voucher homeownership program when their income rose to the point they no longer needed the subsidy to pay their mortgage.

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

Community Development Block Grant (CDBG) funds have been used for down payment assistance since late fiscal year (FY) 2019. In FY 2023, a total of 73 families each a received \$10,000 forgivable loan, for a total of \$730,000. Each loan will be forgiven if the family remains in the home as their primary residence for at least five years, during which time the family will build equity.



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

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

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

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

During FY 2018, the FCRHA expanded its role in serving the ID/DD population by entering into an agreement with DBHDS to administer an HCV-like program entitled the State Rental Assistance Program (SRAP). The increased focus on providing housing and other supportive services to this vulnerable population was mandated by a Supreme Court decision and a resultant agreement between the U.S. Department of Justice (DOJ) and the Commonwealth of Virginia. Through this partnership, state funds are allocated to the FCRHA through DBHDS to provide rental assistance for families in this special population and the program will be administered by FCRHA staff. DBHDS screens and refers eligible members of this population to FCRHA staff. DBHDS has consistently provided additional tenant-based funding and in FY 2023 provided funding for 10 project-based rental assistance and 20 tenant-based vouchers. The FCRHA has continued to play a lead role in addressing the housing needs of persons with intellectual and/or developmental disabilities (ID/DD) in FY 2023. As of June 30, 2023, the FCRHA was serving 155 eligible households.

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

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

Lead-based paint hazards review is part of the County's Environmental Review process for all federally funded projects. Project managers fill out Environmental Review Abstracts in which the age of the property is identified to determine if the property was built at a time when lead-based paint was used, as well as whether any paint will be disturbed. If answers to these questions warrant further review, the case is sent to HCD's staff person responsible for lead-based paint follow-up and mitigation. Appropriate actions are taken to ensure compliance with Lead-Based Paint Regulation (24 CFR Part 35) including testing. The appropriate level of remediation is done for lead-based paint findings.

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

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

Under the Department of Family Services, the Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors. The CAAB advises the Board on the needs, concerns and aspirations of low-income persons and recommends policies that promote meaningful change. The CAAB makes the determination as to which projects will receive CSBG funding through the CCFP process. Programs funded through the CCFP with CSBG funds are targeted towards households with incomes at or below 200% of the Federal Poverty Program Guidelines. In FY 2023 CSBG funds totaling \$1,180,331, were used for the following types of projects, based on the funding priorities of the Community Action Advisory Board (CAAB) which oversees the disbursements of the CSBG funds:

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

Eight Community-Based Organizations received a total of 9 contracts partially or fully funded with CSBG and report quarterly to the CAAB on the success of their programs. The FY23-24 CSBG programs are as follows:

**HOUSING**

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

## HEALTH & SOCIAL/BEHAVIORAL DEVELOPMENT

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

## SUPPORT SERVICES

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

## EDUCATION & COGNITIVE DEVELOPMENT

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

In addition to the CSBG funds, approximately \$11 million in County General Funds are awarded through the CCFP pool and \$916,570 in CDBG funds (discussed in a previous section.) A complete list of the

programs funded by the CCFP can be found at <https://www.fairfaxcounty.gov/procurement/2023-funding-pool-awards>.

In addition to the Funding Pool, the Fairfax County Department of Family Services (DFS) coordinates a regional, volunteer-run campaign, known as the Volunteer Income Tax Assistance (VITA) Program, to provide free assistance with the preparation of federal and state income tax forms for individuals and families with low to moderate-income.

VITA Statistics for Tax Year 2022:

- 107 dedicated, IRS certified Volunteers
- Over 4,000 total volunteers' hours
- 5 VITA sites
- 1,779 Federal E-Filed and Paper Tax Returns filed
- \$2,315,813 million in Federal Tax refunds
- \$803,567 Child Tax Credit (CTC) (includes \$425,422 Additional Child Tax Credit plus \$378,145 Child Tax Credit)
- \$926,077 Earned Income Tax Credit (EITC)

#### **HCD and DFS Coordinated Efforts**

As of January 1, 2022, Supportive Shared Housing is no longer allowed in the RAD-PBV Program. All Supportive Shared Housing participants have either been issued an individual HCV voucher, ported out to a new jurisdiction or transferred to a single RAD-PBV unit. Supportive Shared Housing is still allowed in the HCV Program. HCD and DFS coordinate efforts and share responsibilities in fighting poverty. Other coordination efforts between HCD and DFS include client referrals, information sharing regarding mutual clients when authorized by the participant (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs. Specific programs include:

#### **Permanent Supportive Housing and Family Unification Program**

FCRHA administers 175 Family Unification Vouchers (housing choice vouchers) that were awarded from HUD. The Family Unification Program (FUP) is a program under which Housing Choice Vouchers are provided to two different populations: 1) families for whom the lack of adequate housing is a primary factor in (a) the imminent placement of the family's child or children in out-of-home care, or (b) the delay in the discharge of the child or children to the family from out-of-home care. There is no time limitation on the FUP family vouchers. 2) For a period not to exceed 36 months, otherwise eligible youths who have attained at least 18 years and not more than 24 years of age and have left foster care or will leave foster care in 90 days and are homeless or are at risk of becoming homeless at age 16 or older. DFS screens and refers these youth and the families and provides follow up case management for them for at least one year after they receive their voucher. FACETS is also providing the follow up case management if the family no longer needs DFS services.

### **Section 3 Residents and Businesses Assisted**

HCD discontinued the Avenues to Career Training partnership with Britepaths at the close of their four year agreement on June 30, 2022. During the four years that it operated, the partnership managed 11 cohorts of adult learners interested in exploring careers in the healthcare field. While the program was successful in engaging learners and experience high program completion rates, the lack of funding for next level healthcare training proved to be a barrier for most students, leading to few students continuing in the healthcare field and few employment placements.

HCD staff continue to work closely with Britepaths workforce development team, making referrals to their IT employment training programs, in addition to accessing other training, education, and basic needs assistance programs.

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

During FY 2023, Fairfax County staff provided assistance as needed to help nonprofit staff understand the terms and compliance requirements of the Consolidated Community Funding Pool (CCFP) funding, which includes CDBG and Community Services Block Grant (CSBG) funds, for specific targeted public services activities. Additionally, the Department of Neighborhood and Community Services staffs the Community Provider Strategy Team (CPST) that strategically works to increase a collective capacity to serve and meet urgent and ongoing basic needs in the Fairfax County community. Considering racial and social equity in the development and delivery of services, the CPST examines and documents changes in basic needs service delivery in Fairfax County, identifies and solves delivery gaps, and promotes best practices.

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

Proposed actions in the plan relating to coordination efforts between the Department of Housing and Community Development (HCD) and the Department of Family Services, specifically client referrals, information sharing regarding mutual clients (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs were undertaken. Regarding how future actions will change as a result of the current year, in FY 2023, the Community Action Advisory Board continued to work closely with HCD, in recognition of the importance of affordable housing to improving the economic success in the county, the Community Action Advisory Board provided a representative to the Affordable Housing Advisory Committee and advocated at the state and local level for the allocation of resources to ensure the plan is implemented.

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

In FY 2023, OHREP along with agency representatives from the Departments of Housing and Community

Development, Transportation and Planning and Development participated in the Metropolitan Washington Regional Fair Housing Plan, planning process. A final draft outlining seven regional goals aimed to affirmatively further fair housing were identified, as well as an additional eight local Fairfax County Goals. These goals were presented to the community through a series of two community listening sessions for feedback, and approved by the Board of Supervisors for action in July 2023.

## A. Regional Goals

1. Increase the supply of housing that is affordable to low- and moderate-income families in the region, particularly in areas that have historically lacked such housing. The metropolitan Washington region has high and ever-increasing housing costs, along with an unequal distribution of committed affordable housing, or housing restricted to those with low to moderate incomes, across its communities. For example, home values jumped over 11 percent last year in Prince William County, and the median home value in Arlington rose to almost \$800,000. As a result, there are significant fair housing challenges for members of protected classes in the region. Data indicates that among the most impacted groups in the region, Hispanic residents, Black residents, and persons with disabilities experience housing affordability and housing instability problems most acutely. Many households are rent burdened, and racial and ethnic minorities face severe housing burdens at higher rates. For example, 25 percent of renters in the District of Columbia pay over 50 percent of their income on rent. In the region, 57 percent of severely burdened households were non[1]White, and 47 percent were immigrant households.
  - a. Use best practices from other jurisdictions and explore policies and programs that increase the supply of housing affordable to lower- and moderate-income households, such as housing bonds, real estate transfer taxes, mandatory inclusionary housing where permitted, as-of-right accessory dwelling units (ADUs), public land set aside for affordable housing, community land trusts, expedited permitting and review, and relaxation of parking requirements for affordable housing developments. The above policies and practices have resulted in an increase in affordable housing in jurisdictions throughout the country. In the region, there has been an increase in the supply of subsidized affordable housing in jurisdictions that have adopted these best practices.
  - b. Lower the income targeting of new rental housing affordable to people with incomes of 80 percent of the area median income (AMI) to 60 percent and below, with specific targeting of units affordable at 50 percent of the AMI or below in order to address the chronic housing shortage for low-income individuals and families. A number of jurisdictions require developers that utilize inclusionary zoning incentives to set aside affordable housing units for households with incomes of up to 80 percent of the AMI. Jurisdictions should target newly constructed affordable units for households with incomes at or below 60 percent of the AMI through a combination of increasing incentives and lowering the number of set-aside units to make deeper affordability

financially feasible.

- c. Provide low-interest loans to develop ADUs with affordability restrictions on the property. ADUs (also known as accessory living units, or ALUs, in Fairfax County) are now allowed in all participating jurisdictions, with varying restrictions. Local governments should consider providing financial assistance or tax benefits to incentivize homeowners to make their ADUs affordable to HCV users. Because it can be difficult for homeowners to access bank financing to build ADUs, there may be a need to offer incentives. As a condition of receiving assistance, jurisdictions should also require homeowners to attend fair housing training and to maintain records that facilitate audits of their compliance with nondiscrimination laws. The need to educate individual homeowners who do not have experience as landlords and knowledge of the law may prevent unintentional and intentional violations of fair housing laws.
2. Reform zoning and land use policies to expand access to fair housing choice by increasing the development, geographic distribution, and supply of affordable housing. The prevalence of single-family residential zoning in the region makes it challenging to develop committed affordable housing that could offer housing opportunities to members of protected classes. Many cities across the country are allowing greater zoning density to meet the demand for housing, resulting in lower development costs per unit and new condo and cooperative homeownership models.
    - a. Revise zoning regulations to allow as-of-right ADUs. Currently, the District of Columbia, Arlington County, Fairfax County, Loudoun County, and Montgomery County allow ADUs in most of their residential zones. ADUs have the potential to expand affordable housing options without expanding land development. This is particularly relevant in the region, where the preponderance of land is zoned for single-family housing.
    - b. Increase inclusionary zoning incentives for creating on-site affordable housing and increase fees in lieu of providing on-site affordable housing. Inclusionary housing programs often lack enough financial incentives for providing on-site affordable housing. Increasing these incentives along with increasing fees for developers who choose alternative compliance options will increase the likelihood of creating additional committed affordable housing units in high opportunity areas. Adopt zoning changes that facilitate the development of affordable housing as of right. Multifamily housing remains the most effective way of producing deeply affordable housing that is critically necessary to meet the needs of Black and Hispanic households and persons with disabilities in the region. Zoning that allows affordable multifamily housing developments as of right in designated areas such as the Council of Government's "Activity Centers,"-denser, mixed-use housing and job centers-can reduce the cost of affordable housing development, thereby increasing the number of units that are able to be developed from year to year. Overlay districts are a way of achieving this goal

while avoiding the opportunity cost of predominantly market-rate multifamily development and, particularly, development that yields few family-sized units and monopolizes desirable sites. Incorporate a fair housing equity analysis into the review of significant rezoning proposals and specific plans. Several large new developments in the region have not sufficiently addressed the needs of members of protected classes who have been displaced or priced out of the area. Incorporating a fair housing analysis in the review process for these plans, like what the City of Boston recently implemented, could reduce displacement and other negative impacts for members of protected classes.

3. Implement policies designed to preserve affordable housing and prevent displacement with a goal of no net loss of existing affordable rental units. The region lost a significant number of affordable housing units during the past decade due to the compounding impacts of reduced housing production, decreased federal investment in deeply affordable housing, and a lack of local resources to acquire and preserve housing affordable to lower-income households. In the region, there was a loss of more than 85,000 rental units with monthly rents under \$1,500 and an increase of more than 40,000 rental units with monthly rents \$2,500 and above. The region must prioritize the preservation of its existing affordable stock as a necessary complement to increasing its supply of affordable housing.
  - a. Preserve affordable subsidized and market-rate housing, including manufactured housing, by tracking and supporting existing affordable housing and establishing an acquisition loan fund for tenants, nonprofit organizations, and local governments to purchase for-sale apartments and manufactured home parks. There are a significant number of committed affordable housing developments that are coming to the end of their affordability requirements. There is little incentive for these owners to renew subsidy contracts in higher opportunity areas or in areas that are experiencing rapid gentrification, which is the majority of the region. It is generally more cost-effective to preserve existing affordable housing than it is to build new affordable housing, particularly in areas with high land costs. Accordingly, jurisdictions should track affordable housing developments, particularly those in higher opportunity or rapidly gentrifying areas, and work with nonprofit housing developers to provide financial support for property acquisition and rehabilitation. Additionally, all for-profit developers of proposed affordable housing projects, including those funded through the LIHTC program, should be required to provide a right of first refusal to tenants, nonprofit organizations, and local governments seeking to maintain affordability after rent restrictions are lifted. For manufactured home parks—one of the most important sources of unsubsidized affordable housing in the region, particularly in its more rural areas—homeowners should be provided an opportunity to purchase their communities with technical assistance from nonprofit organizations such as ROC USA.
4. Increase the number of homeowners in the region and reduce inequities and discriminatory



practices that limit homeownership opportunities for members of protected classes. The greater metropolitan Washington region has been facing an affordability crisis in homeownership as well as in rental housing. In the past year alone, housing prices rose almost 11 percent, making homeownership out of reach for the majority of residents, particularly members of protected classes.

- a. Increase homeownership opportunities for low- and moderate-income members of protected classes through the following strategies:
    - Support innovative approaches specifically designed to increase homeownership opportunities, such as cooperative homeownership models and community land trusts.
    - Support policies and practices that will increase the supply of affordable homeownership housing units, such as allowing and encouraging higher-density, smaller units/ADUs and duplexes.
    - Ensure that affordable housing set-asides in new housing developments include subsidized home ownership opportunities in addition to subsidized rental opportunities.
    - Increase housing affordability through mortgage write-downs, down payment and closing cost assistance, special purpose credit programs, and other affordable homeownership subsidies.
    - Support first-time homebuyers by expanding financial literacy programs, homeownership counseling, and homebuyer education.
  - b. Support current homeowners with protected characteristics, including racial and ethnic minorities, persons with disabilities, and seniors, through the following strategies:
    - Increase funding for repair, rehabilitation, and renovation programs and products.
    - Expand programs that provide energy efficient improvements to lower utility costs.
    - Provide comprehensive foreclosure prevention counseling and legal referrals.
  - c. Reduce inequities and discriminatory practices that exacerbate the wealth gap between White households and households of color by addressing issues of appraisal bias and by increasing fair housing testing and monitoring for lenders and real estate entities. Use local and regional Community Development Financial Institutions (CDFIs) to target members of protected classes to reduce inequities in mortgage lending.
5. Protect the housing rights of individuals with protected characteristics.
- a. Evictions and significant rent increases contribute to the displacement of protected class members, particularly Black and Hispanic residents and persons with disabilities. The pandemic has highlighted the vulnerability of renters and its racial and ethnic disparities. Expand locally funded housing voucher programs, increase the scale and

scope of housing mobility programs, and improve the portability of vouchers across jurisdictions in the region. Housing mobility is an important tool to address high segregation levels in the HCV program. In many places in the region, voucher families have been limited in where they can live. Additional local resources, along with increased mobility strategies and better coordination throughout the region, will give families a broader range of housing options.

- b. Reduce barriers to accessing rental housing by encouraging landlords to reduce, eliminate, or offset application fees for voucher users and follow HUD's guidance on the use of criminal backgrounds in screening tenants. Stakeholders reported that high application fees for rental housing are a significant barrier for voucher holders. Additionally, some landlords continue to refuse rental housing to prospective tenants based on criminal background checks revealing decades-old criminal histories or minor misdemeanors.
- c. Pilot a Right to Counsel program to ensure legal representation for tenants in landlord-tenant proceedings. Thousands of residents in the region are displaced annually due to evictions. According to local legal services and fair housing organizations, many evictions occur because tenants do not understand their rights and/or their obligations. It is estimated that only a small percentage of tenants facing eviction have legal representation, and those without representation almost always are evicted, regardless of a viable defense. In 2021, Maryland passed a Right to Counsel bill that would provide access to counsel for low-income tenants facing eviction, but it is inadequately funded. There are several legal providers in the region that are well positioned to serve low-income tenants, including undocumented tenants. Although there would be an up-front investment, legal representation is less costly than serving families experiencing homelessness.
- d. Expand and increase support for fair housing outreach, education and training, testing, and enforcement. Support organizations that provide fair housing outreach, education, and enforcement and expand the number of protected classes tested annually. Although Virginia, Maryland, and the District of Columbia require landlords to accept HCVs, tenants report that some landlords continue to refuse vouchers. Landlords have also refused to participate in the Emergency Rental Assistance Program, preferring to file for eviction instead. Tenants facing eviction reported difficulties in accessing these emergency rental assistance funds, and victims of housing discrimination did not know where to get help. Some jurisdictions reported that there was limited fair housing testing and no testing for discrimination against persons with disabilities. The metropolitan Washington region recognizes 12 protected classes in common; 7 are federal, with the balance designated by the District of Columbia, Maryland, and Virginia. Beyond the federal classes, fair housing protections in the two states and the District of Columbia include marital status, age, elderliness (age 55 or older), sexual orientation,

gender identity or expression, and source of income. Expanding testing beyond race and ethnicity on an annual basis could identify and address discriminatory practices and reduce harm to residents. Fair housing organizations and legal services providers play a critical role in fair housing enforcement, education, and outreach but struggle to meet the full needs of victims of discrimination due to limited financial and staff capacity. By supporting these organizations, jurisdictions can help ensure that these organizations can address existing and critical emerging issues, like source-of-income discrimination and emergency rental assistance.

6. Increase community integration and reduce housing barriers for persons with disabilities.
  - a. Increase the supply of permanent supportive housing units by utilizing innovative funding streams, like affordable housing bonds, affordable housing trust funds, commercial linkage fees, and real estate transfer taxes. Federal funding sources such as CDBG and HOME and inclusionary zoning are not sufficient to meet the total need for permanent supportive housing for persons with disabilities. Additionally, some program rules for federal housing programs may disproportionately exclude persons with disabilities generally or persons with specific types of disabilities based on criminal history and directly exclude undocumented persons with disabilities based on immigration status. Deeply affordable housing utilizing the above funding mechanisms could help increase the supply of such housing. In designing incentives, jurisdictions could utilize existing priorities for permanent supportive housing in Qualified Allocation Plans (QAPs) to encourage permanent supportive housing set-asides in new developments. Additionally, jurisdictions should prioritize using that funding to support developments that would be eligible for the Section 811 Project Rental Assistance Program.
  - b. Advocate for the adoption of design standards that require at least 10 percent of total units in new multifamily developments receiving public funds to be accessible to persons with mobility disabilities and at least 4 percent for persons with hearing and/or vision disabilities. Persons with disabilities, including seniors, have expressed difficulty in finding accessible housing. Some jurisdictions in the region have adopted this higher standard to increase housing options for persons with disabilities, and the higher standard should become uniform throughout the region.
  - c. Increase support for rental assistance programs for persons with disabilities and advocate for additional resources. Programs like Virginia's State Rental Assistance Program (SRAP) provide much-needed rental assistance to persons with disabilities. Increasing this assistance will provide options for persons with disabilities who are leaving institutions or are at risk of institutionalization and who are at high risk of becoming homeless.

- d. Support fair housing testing that investigates barriers identified by case managers who assist persons with disabilities in finding integrated housing. Fair housing testing is most effective as a civil rights tool when it targets structural barriers that play a significant role in perpetuating segregation. Case managers who assist persons with disabilities, particularly those exiting institutions, homelessness, or incarceration, with securing housing are uniquely positioned to be able to identify patterns across large landlords that make it harder for persons with disabilities to find homes and maintain stable tenancy.
  - e. Support education regarding the application of the Fair Housing Act's reasonable accommodation duty in the context of criminal history screening. Persons with disabilities are disproportionately likely to have contact with the criminal justice system and also to be the victims of crime. Some contact with the criminal justice system has a causal connection to individuals' disabilities and law enforcement's inadequate training and capacity to deescalate difficult situations. In many instances, persons with disabilities may be entitled to reasonable accommodations that allow them to qualify for units for which they might otherwise be ineligible due to landlords' criminal history screening policies. Focused education for landlords on this point would help ensure that accommodation requests in this context are responded to appropriately.
  - f. Improve the tracking and mapping of the locations of affordable, accessible restricted units and the accessibility of surrounding streets and sidewalks. Tenants expressed frustration with the absence of a database with ADA-accessible housing units. Identify ways to develop and maintain this list, make it available on the jurisdiction's website, and distribute it to organizations serving persons with disabilities. Additionally, it is important to ensure that the surrounding streets and sidewalks are also accessible.
7. Expand access and affordability of public transportation for members of protected classes. High housing costs in the region have forced many low- and moderate-income residents, including members of protected classes, to move further away from their jobs and reliable public transportation. This, in turn, can exacerbate disparities in employment and can also burden employers who cannot find local residents to hire.
- a. Identify resources to expand free or reduced-fare bus and paratransit transportation to low-income households. Transportation barriers for members of protected classes increase with rising displacement. Data shows that low-income households are much more likely to utilize bus services. Providing free bus transportation to lower-income households would help facilitate access to jobs and services.
  - b. Study and make recommendations to improve, expand, and coordinate bus routes across jurisdictions to ensure that members of protected classes can access jobs in employment centers. As members of protected classes are forced to live further from

their jobs as a result of displacement due to soaring housing costs, public transportation options become less viable. Bus routes should be expanded or rerouted to ensure that there is a match between where low- and moderate-income members of protected classes—who are more likely to use public transportation—live and work. Additional funding may be required to accomplish this.

## **B. Fairfax County Goals**

Fairfax County recognizes the importance of dynamically adjusting and adapting its local goals throughout the five-year plan in response to data identifying the changing needs of residents, and to reflect ongoing dialogue and feedback from the community and service providers.

1. Increase the supply of housing that is affordable to low- and moderate-income families through the following strategies:
  - a. Revise the County’s For-Sale Workforce Dwelling Unit (WDU) Policy by lowering the current AMI categories and/or percentages applicable to the program to facilitate more homeownership opportunities and consider creating a separate policy for WDUs in high-rise condominiums outside of Tysons.
  - b. Adopt tiered payment standards to align with market rents in order to increase access to higher opportunity areas for voucher holders.
  - c. Facilitate delivery of Affordable Housing by encouraging co-location with other County Facilities on County-owned sites, through partnerships with faith-based organizations and by encouraging private development on undeveloped/underutilized commercial land. This is anticipated to be achieved both in County administered development and via public-private partnerships.
2. Implement policies designed to preserve affordable housing and prevent displacement with a goal of no net loss of existing affordable rental units.
  - a. Adopt amendments to the Fairfax County Comprehensive Plan that provide for tools and incentives for the preservation of both existing “market affordable” multifamily units and manufactured housing communities.
3. Increase the number of homeowners in the region and reduce inequities and discriminatory practices that limit homeownership opportunities for members of protected classes.
  - a. Increase awareness of existing and upcoming affordable homeownership and rental opportunities in communities of color and other vulnerable communities.
4. Protect the housing rights of individuals with protected characteristics.
  - a. Increase community awareness of Fair Housing rights by developing and providing new Fair Housing training and outreach activities.

- i. Utilize fair housing complaint demographics data to identify underrepresented groups and populations.
  - ii. Target trainings to service providers to ensure equal access for underrepresented groups and populations, including professionals in the mortgage and lending industry, real estate appraisal industry, and realtor associations.
  - iii. Identify new community relationships with organizations providing services in various languages such as places of worship.
  - iv. Produce new media content on fair housing rights, and work to expand the reach of existing content to underserved populations through media channels directed towards these populations.
  - v. Partner with taskforces and community groups to create opportunity for community input and feedback.
- b. Enforce the Fairfax County Human Rights Ordinance through testing-initiated complaints that identify areas of concern.
  - i. Make data-informed decisions regarding the types of testing to be conducted by utilizing complaint demographics data for the most frequent filing basis, recommendations made by FHIP partners based on previous testing results, and following HUD directives as to the types of testing permitted.
- c. Increase the accessibility of fair housing services for individuals with disabilities and for whom English is not their first language.
  - i. Improve video conference services provided to clients.
  - ii. Individuals requesting intake appointments will be offered access to reasonable accommodations and/or language services upon initial contact to ensure that these options are available to the individual throughout the complaint process.

### **Enforcement Activities**

The Fairfax County Office of Human Rights and Equity Programs (FCOHREP) is a U.S. Department of Housing and Urban Development (HUD) certified substantially equivalent agency and, therefore, eligible to file and investigate complaints under Fairfax County jurisdiction that are dual filed with HUD. The agency's Human Rights Division received 47 new fair housing complaints between July 1, 2022, and June 30, 2023, an increase in over 50% from the previous years' 20 new cases.

- 65 cases were investigated or engaged in post-cause conciliation by staff during this period,
- 33 complaints were closed, 1 with a part-cause finding, 6 with a "No Cause" finding, 24 cases were conciliated, 2 cases were Administratively closed or withdrawn,
- 36 cases remained under investigation, and
- 5 remain open for ongoing post-cause conciliation as of June 30, 2023.

### **Education and Outreach Events and Materials**

#### ***Presentations:***

- August 13, 2022: Culmore Back to School Event - Two OHREP staff members hosted and managed an information booth displaying and distributing fair housing brochures and related materials in a variety of languages. OHREP staff members provided information about the services and resources available, discussed the enforcement role the agency provides, and answered questions in English and Spanish.
- September 17, 2022: Celebrate Communication Event - One OHREP staff member hosted and managed an information booth displaying and distributing fair housing brochures and related materials in a variety of languages, providing information about the services and resources available, discussed the enforcement role the agency provides, and answered questions. OHREP retained the services of an ASL interpreter to better communicate with community members.
- December 9, 2022: One staff member trained staff employed at the Nouvelle Apartments and a Senior Regional Property Manager from Greystar. 3 people in attendance.
- December 19, 2022: One staff member trained staff at the The Atrium at Metro West Condominiums on the fair housing issues related to people with disabilities. 1 person in attendance.
- January 10, 2023: One staff member presented on fair housing at the Fairfax County Student Human Rights Commission. 20 people were in attendance.
- January 12, 2023: One staff member trained staff employed Trillium Apartments.
- January 18, 2023: Two staff members facilitated a virtual fair housing taskforce meeting and presented on the extension of sex to gender identity and sexual orientation. Twenty people were in attendance.
- February 13, 2023: One staff member trained private landlords on the fair housing issues related to people with disabilities. 2 people were in attendance.

- February 28, 2023: One staff member trained staff employed at Margate Manor and Winterthur apartments on landlords on the fair housing issues related to people with disabilities.
- February 23, 2023: One staff member presented on the regional analysis of impediments to the Affordable Housing Action Committee. Ten people were in attendance.
- January 31, 2023: One staff member conducted a Fair Housing Presentation for Renaud Consulting. Thirteen people were in attendance.
- May 11, 2023: One staff member trained 8 staff members of Good Shepherd Housing on fair housing rights.
- June 16, 2023: One staff member trained 8 staff members of Dittmar Properties on fair housing rights and responsibilities.

***Brochures/Publications/Materials:***

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

***Media/Advertising:***

The FCOHREP website continues to feature a variety of fair housing videos, brochures, and other Publications. It's two newest publications produced this year include:

- *Fair Housing & Criminal Record Screening*  
Fairfax County Office of Human Rights and the Equal Rights Center present this informational video on the intersection of fair housing rights and criminal record screening in rental applications.
- *Lending and Appraisal Bias*  
Fairfax County Office of Human Rights and the Equal Rights Center present this informational video on lending and appraisal bias and associated fair housing rights.

***Other Outreach Related Activities:***

- July 7, 2022: Fair Housing Task Force Meeting – One staff member assisted in the organization of the Fairfax County's Fair Housing Taskforce Meeting. Plan for elections, and recruitment for additional members were discussed.
- October 11, 2022: Four staff members attended "Realtor Ignite" sponsored by the NOVA Association of Realtors. This event was held at the Northern VA Community College.
- October 12, 2022: Two staff members attended the Culmore Community's Fall Event to



distribute fair housing materials.

- October 28, 2022: Two staff members attended the Bailey’s Community Trunk or Treat Event to distribute fair housing materials.
- January 14, 2023: Two staff members attended the Chinese New Year Festival and distributed fair housing materials. Approximately 50 community members were in attendance.
- March 21, 2023: Three staff members led a community listening session on the regional and Fairfax Fair Housing Plans. Nine community residents were in attendance.
- March 23, 2023: Three staff members led a community listening session on the regional and Fairfax Fair Housing Plans. Twenty-five community residents were in attendance.
- April 1, 2023: Two staff members attended the Northern Virginia Fair Housing Expo and passed out fair housing materials. Staff managed an information booth displaying and distributing fair housing brochures and related materials in a variety of languages, provided information about services and resources available, discussed the enforcement role of the agency and answered questions. Approximately 200 housing professionals were in attendance.
- May, 6, 2023: Two staff members attended the Culmore Community day, and passed out fair housing materials, fair housing coloring books and supplies. Staff managed an information booth displaying and distributing fair housing brochures and related materials in a variety of languages, provided information about services and resources available, discussed the enforcement role of the agency and answered questions. Approximately 100 community members were in attendance.
- June 3, 2023: Two staff members attended the Reston pride event, and passed out fair housing materials, fair housing coloring books and supplies. Staff managed an information booth displaying and distributing fair housing brochures and related materials in a variety of languages, provided information about services and resources available, discussed the enforcement role of the agency and answered questions. Approximately 200 community members were in attendance.

### **Requests For Information**

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

### **Fair Housing Training Opportunities**

- December 2, 2022: “DHCD Language Access Training” this training provided information on how to think, develop, and present information in a way that basically anyone can understand with a particular focus on communicating with various immigrant populations. One staff member attended this training.
- October 24-27, 2022: “NFHTA Fundamentals of Fair Housing - FHAP Investigation Training” this training provided an introduction to fair housing investigative methods, documents and reporting. One staff member attended this training.

- December 5-9, 2022: “INTLDP Advanced Fair Housing Case Development Training” this training provided an introduction to fair housing case development including conciliation, interviewing, and preparing final investigative report. One staff member
- December 7, 2022: “IAOHRA Moving the needle Towards a Human Rights Framework” this training was a follow-up to the IAOHRA summer conference.
- January 18, 2023: One staff member attended the communities of trust training on confirming OHREP’s fair housing policies to be inclusive for non-citizens.
- June 5, 2023-June 8, 2023: Six staff members attended the INTLDP Advanced Fair Housing Case Development Training
- June 26, 2023-June 29, 2023: Six staff members attended the NFHTA FHAP Investigator’s training.

## **CR-40 - Monitoring 91.220 and 91.230**

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

### **CDBG Monitoring**

In FY 2023, CDBG funding was awarded to three nonprofit contractors through the competitive FY 2023 HCD CDBG/HOME Request for Proposals process for the development, acquisition or renovation of affordable housing units. CDBG Targeted Public Services (TPS) funding was allocated to six nonprofit contractors through the competitive FY 2023- FY 2024 Consolidated Community Funding Pool (CCFP) Request for Proposals process. The terms of each contract requires that contractors comply with all applicable HUD and other federal regulations.

Nonprofit affordable housing projects are evaluated through a vigorous underwriting process, followed by annual desk monitoring throughout the property’s affordability period. In addition to federal CDBG program regulations, the FCRHA has established written underwriting standards and guidelines which are used to evaluate every request for affordable housing development financing. Fairfax County staff conducts extensive due diligence to determine and evaluate contractor and project eligibility, proposed beneficiaries, project scope and costs; proposed financing, terms and leveraging; environmental and other regulatory compliance; property value, condition, location, proposed property management and operating pro-forma; and identifiable risks and concerns. Prior to the investment of CDBG funding in any nonprofit capital activity, the proposed investment is reviewed and approved by the Loan Underwriting Committee (LUC), in accordance with federal regulations and additional underwriting policies established by the Board of Supervisors and FCRHA. Fairfax County imposes affordability periods for each assisted housing project, typically for 30 years for funded acquisition and rehabilitation work.

CDBG-funded Targeted Public Services activities are evaluated through desk monitoring throughout each program year and on-site monitoring visits conducted periodically. Desk monitoring is performed

through a web-based electronic reporting system (WebR) on which contractors post monthly reports of beneficiary demographics and program expenditures, quarterly reports on services provided and outcomes achieved, and quarterly requests for funding disbursements. Twice yearly, contractor program reports also include contractor self-evaluations of performance and effectiveness, including discussions of unanticipated developments or issues and the proposed resolutions. HCD staff reviews WebR reports to evaluate both the effectiveness of CDBG investments and contract compliance with respect to the agreed services, outcomes, expenditures and CDBG regulations. HCD staff maintains ongoing communication with contractors by email and telephone to discuss WebR reports and provide technical assistance. On-site monitoring visits are conducted at least once in each two-year CCFP contract period, during which client and program files are reviewed, and both contractor's self- assessments and assessments by HCD staff are discussed.

### **HOME Monitoring**

HCD has an annual monitoring schedule, which includes both desk monitoring and on-site compliance visits of HOME-funded projects. The following program records and files monitored to ensure compliance with HOME requirements include (but are not limited to):

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

HCD continues to use HOME-specific monitoring checklists to conduct on-site monitoring of its rental housing projects to ensure on-going compliance with HOME requirements. The checklists deliver thorough information pertaining to household income, household size, income source documentation, tenant lease information and property inspections. On-site monitoring visits include a short introductory meeting, review of tenant and unit files, a closing meeting, and visual assessment of at least one HOME-assisted unit. Staff have generally found most HOME units were in compliance with HOME program requirements. Most corrective actions were consistently addressed to resolved any concerns identified during monitoring.

In FY 2023, HCD performed on-site monitoring at the following five HOME-assisted properties that are owned and/or under affordable rental housing contract with FCRHA/Fairfax County: Bath Street, Birmingham Green, Kate's Place, Mondloch Place and Tavenner Lane. The following three nonprofit organizations received on-site HOME monitoring for their rental housing programs: Cornerstones, Gateway Homes, and Homestretch. Typically, all HOME-assisted properties are inspected under the Housing Quality Standards (HQS) at minimum, while HCD transitions to UPCS-V Inspection Standards.

Additional HOME on-site monitoring will be conducted in FY 2024. Annual HOME Desk Monitoring is underway for all HOME-assisted properties, as of July 2023, and include the 2023 HOME Rent and Income Limits published by HUD.

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

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

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

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

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

On November 9, 2021, the CCFAC held a public hearing to receive citizen input on the county's performance on meeting housing and community development needs in FY 2022, as well as on identifying housing and community development needs for FY 2023. The hearings provided citizens with the opportunity to express their views on housing and human service needs; fair housing concerns; specific housing and human services needs in their region of the county; and how well those needs are being met.

On February 3, 2022, the Fairfax County Board of Supervisors authorized the advertising of a public hearing on the proposed One-Year Action Plan for FY 2023, which was made available for public review and comment. The Board held the public hearing on March 22, 2022, providing the community with an opportunity to comment on the proposed use of funds described in the One-Year Action Plan for FY 2023, in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and guidelines. Citizens were also invited to comment on housing and community service needs in the county, including changes in housing and community service trends since the last Board public hearing on the Consolidated Plan in 2021. After careful consideration of all comments received by the public, the Board of Supervisors approved the final Consolidated Plan and One-Year Action Plan on June 28, 2022.

This performance report was made available to citizens and the County received citizen comments during the period from August 24, 2023 through September 17, 2023. A copy of the public notice that was printed in local newspapers is included in the Attachments. In addition, the draft Consolidated Annual Performance and Evaluation Report for FY 2023 was posted on the Fairfax County government web site and copies were made available at all Fairfax County Public Libraries during the public comment period.

**CR-45 - CDBG 91.520(c)**

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

There were no changes in program objectives.

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

No

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

## **CR-50 - HOME 24 CFR 91.520(d)**

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Housing that is constructed or rehabilitated with HOME funds must meet all applicable local codes, rehabilitation standards, and ordinances at the time of project completion. Inspections of HOME-assisted rental housing are regularly conducted to ensure that housing quality standards are maintained. All properties are inspected under the Housing Quality Standards (HQS), at minimum, while HCD transitions to UPCS-V Inspection Standards, once additional federal guidance is published.

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

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

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

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

A total of \$1.5 million in HOME funding was awarded to Pathway Recovery, Inc. through the Fairfax County's FY 2022 CDBG/HOME Request for Proposals (RFP), which required the acquisition of 12 1-bedroom condo units to be used as permanent supportive housing for individuals experiencing homelessness or are precariously housed, and have special needs related to serious mental illness, with incomes at or below 30% of AMI. In FY 2023, Pathway Recovery authorized Pathway Homes, Inc. to use \$179,900 of its HOME award, which included \$155,254 of HOME program income, to purchase one of the 12 units. After acquisition, supportive services for tenants is provided by Pathway Recovery.

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

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

### CR-58 – Section 3

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

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	0	0	0	0	0
Total Section 3 Worker Hours	0	0	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0	0	0

**Table 14 – Total Labor Hours**

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

**Table 15 – Qualitative Efforts - Number of Activities by Program**



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

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

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

##### ESG Contact Name

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

##### ESG Contact Address

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

##### ESG Secondary Contact

Prefix	Mr
First Name	Thomas
Last Name	Barnett
Suffix	
Title	Deputy Director, Office to Prevent and End Homelessness

**Phone Number** 703-324-9408  
**Extension**  
**Email Address** Thomas.barnett@fairfaxcounty.gov

**2. Reporting Period—All Recipients Complete**

**Program Year Start Date** 07/01/2022  
**Program Year End Date** 06/30/2023

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

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

**CR-65 - Persons Assisted (Information Provided in ESG CAPER Attachment, with the exception of 4c and 4d, which are not applicable)**

**4. Persons Served**

**4a. Complete for Homelessness Prevention Activities**

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

**Table 16 – Household Information for Homeless Prevention Activities**

**4b. Complete for Rapid Re-Housing Activities**

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

**Table 17 – Household Information for Rapid Re-Housing Activities**

**4c. Complete for Shelter**

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

**Table 18 – Shelter Information**

**4d. Street Outreach**

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

**Table 19 – Household Information for Street Outreach**

**4e. Totals for all Persons Served with ESG**

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

**Table 20 – Household Information for Persons Served with ESG**

**5. Gender—Complete for All Activities**

	<b>Total</b>
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
<b>Total</b>	

**Table 21 – Gender Information**

**6. Age—Complete for All Activities**

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

**Table 22 – Age Information**

**7. Special Populations Served—Complete for All Activities**

**Number of Persons in Households**

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

**Table 23 – Special Population Served**

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

### 10. Shelter Utilization

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

Table 24 – Shelter Capacity

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

#### Rapid Rehousing

- Number of Unduplicated Persons Served by ESG-funded Programs = 1333
- Percentage Exiting to Permanent Destinations = 68% (429 out of 632 people)

#### Homelessness Prevention

- Number of Unduplicated Persons Served by ESG-funded Programs = 473
- Percentage Exiting to Permanent Destinations = 64% (260 out of 408 people)

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance	85,266	248,985	272,203
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	167,492	39,152	28,613
Expenditures for Housing Relocation & Stabilization Services - Services	178,810	69,157	88,603
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>431,568</b>	<b>357,294</b>	<b>389,419</b>

Table 25 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Expenditures for Rental Assistance	226,764	235,519	362,724
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	181,580	58,171	111,482
Expenditures for Housing Relocation & Stabilization Services - Services	22,447	0	0
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>430,791</b>	<b>293,690</b>	<b>472,206</b>

Table 26 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Essential Services	0	0	0
Operations	0	0	0
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 27 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2020	2021	2022
Street Outreach	0	0	0
HMIS	0	0	0
Administration	50,585	43,293	38,704

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2020	2021	2022
	912,944	694,277	900,329

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

	2020	2021	2022
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	505,249	347,138	450,165
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>505,249</b>	<b>347,138</b>	<b>450,165</b>

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2020	2021	2022
	1,418,193	1,041,415	1,350,494

**Table 31 - Total Amount of Funds Expended on ESG Activities**