

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

**FY 2016  
(July 1, 2015 – June 30, 2016)**

*Prepared by the*

**Fairfax County Department of  
Housing and Community Development**  
3700 Pender Drive, Suite 300  
Fairfax, Virginia 22030

*Thomas Fleetwood, Director*



Submitted to the U.S. Department of Housing and Urban Development

**Fairfax County, VA**  
**Consolidated Annual Performance Evaluation Report (CAPER)**  
**2015 - 2016**  
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## **CR-05 - Goals and Outcomes**

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

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

The summary below provides a brief overview that includes major initiatives and highlights that were proposed and executed during the first year of the Five-Year Consolidated Plan for Fairfax County Fiscal Years 2016-2020. This report covers the period from July 1, 2015 through June 30, 2016, which is Fairfax County's Fiscal Year (FY) 2016 and the Federal Government's Fiscal Year 2015. All references herein to the county's program years are based on the county's fiscal years.

As a recipient of federal funds under the Consolidated Plan, Fairfax County is required to provide this annual Consolidated Annual Performance and Evaluation Report (CAPER) within 90 days of the end of the county's program year. 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 year's CAPER has been compiled in accordance with the requirements for Consolidated Plan Entitlement Grantees.

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

A One-Year Action Plan is required for each of the five years of the Consolidated Plan. The One-Year Action Plan For FY 2016 covered the period July 1, 2015, through June 30, 2016, the period covered by this CAPER, and contained a description of how Fairfax County intended to utilize funds from the programs included in the Consolidated Plan in order to meet the needs identified. The One-Year Action Plan for FY 2016 (Action Plan) incorporated recommendations for the use of the Community Development Block Grant (CDBG), the HOME Investment Partnerships Program (HOME) funds, and Emergency Solutions Grant (ESG) funds. The Action Plan listed the projects and activities planned, including the proposed use of HUD program funds by the Fairfax County Redevelopment and Housing Authority (FCRHA) for FY 2016. The goals and objectives that were to be addressed through the use of funds were also indicated in the Action Plan.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Input	Institutional	CDBG: \$200000	Other	Other	1	1	100.00%	1	1	100.00%
Homelessness	Homeless	CDBG: \$725000 / HOME: \$500000 / ESG: \$385000	Rental units rehabilitated	Household Housing Unit	50	0	0.00%	10	0	0.00%
Homelessness	Homeless	CDBG: \$725000 / HOME: \$500000 / ESG: \$385000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	250	549	219.60%	50	549	1,098.00%
Human Service System	Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0	Other	Other	1	1	100.00%	1	1	100.00%

Poverty Reduction/Self Sufficiency	Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	188	75.20%	50	188	376.00%
Reinvestment	Non-Housing Community Development	CDBG: \$0 / HOME: \$0 / ESG: \$0	Other	Other	1	1	100.00%	1	1	100.00%
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$2000000 / HOME: \$600000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	250	395	158.00%	50	395	790.00%
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$2000000 / HOME: \$600000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	1114	1,114.00%	20	1114	5,570.00%
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$2000000 / HOME: \$600000	Rental units rehabilitated	Household Housing Unit	25	8	32.00%	5	8	160.00%
Special Needs	Affordable Housing Non-Homeless Special Needs	CDBG: \$2000000 / HOME: \$600000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	100	16	16.00%	20	16	80.00%

Workforce Housing	Affordable Housing	CDBG: \$200000 / HOME: \$200000	Rental units constructed	Household Housing Unit		337		300	337	112.33%
Workforce Housing	Affordable Housing	CDBG: \$200000 / HOME: \$200000	Homeowner Housing Added	Household Housing Unit		11		25	11	44.00%
Working Families	Affordable Housing	CDBG: \$400000 / HOME: \$400000	Rental units constructed	Household Housing Unit	1000	46	4.60%			
Working Families	Affordable Housing	CDBG: \$400000 / HOME: \$400000	Rental units rehabilitated	Household Housing Unit	0	0		2	0	0.00%
Working Families	Affordable Housing	CDBG: \$400000 / HOME: \$400000	Homeowner Housing Added	Household Housing Unit	125	18	14.40%			
Working Families	Affordable Housing	CDBG: \$400000 / HOME: \$400000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	14		20	14	70.00%

**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 2016 (July 1, 2015 – June 30, 2016), Fairfax County received funding from the following federal programs administered by HUD:

Community Development Block Grant (CDBG)	\$4,873,926
HOME Investment Partnerships Program (HOME)	\$1,431,830
<u>Emergency Solutions Grant (ESG)</u>	<u>\$ 431,214</u>
<b>Total</b>	<b>\$6,736,970</b>

***General FY 2016 Program Highlights***

Affordable Housing Policy

In January 2010, the Fairfax County Board of Supervisors adopted the “Housing Blueprint”, which established a new affordable housing policy direction for the county. The Housing Blueprint reflects the philosophy of the Board that affordable housing is a continuum ranging from the needs of the homeless to first-time buyers. Included in this range are the diverse housing needs of hard-working, but low paid families; senior citizens; persons with physical or mental disabilities; and the workforce across Fairfax County. The housing goals established by the community in the FY 2016 Housing Blueprint are as follows:

- Goal 1: To end homelessness in 10 years
- Goal 2: To provide affordable housing options to those with special needs
- Goal 3: To meet the affordable housing needs of low-income working families
- Goal 4: To produce workforce housing sufficient to accommodate projected job growth

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

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

### **Accomplishing the Goals**

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

### **Affordable Housing Preservation**

In FY 2016, the Fairfax County Department of Housing and Community Development (HCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA) used HOME and CDBG funds to preserve a total of 23 units/beds via the financing of purchases by nonprofit affordable housing providers. All nonprofit units/beds preserved during FY 2016 have affordability periods of a minimum of 30 years. From April 2004 through June 2016, a total of 2,786 affordable housing units were preserved in Fairfax County. This is more than double the Board of Supervisors' original 2004 goal of preserving 1,000 units.

### **Highlights of Preservation and Other Affordable Housing Activities**

Highlights of the FCRHA's preservation and other affordable housing activities in FY 2016 include:

1. Good Shepherd Housing and Family Services; scattered sites; 5 units; Lee and Mount Vernon Districts: The FCRHA provided financing in the amount of \$230,321 from HOME (awarded under the CHDO set-aside); \$176,346 from HOME (awarded under an HCD-issued RFP); \$326,965 from CDBG (awarded under the CCFP); and \$104,000 from CDBG (awarded under an HCD-issued RFP) to Good Shepherd Housing for the



purchase of five units. These units are used as affordable rental housing for families earning at or below 50 percent of AMI.

2. Pathway Homes; scattered sites; 4 units; Mason, Mount Vernon, and Braddock Districts: The FCRHA provided financing in the amount of \$352,691 from HOME (awarded under the CHDO set-aside) and \$208,000 from CDBG (awarded under an HCD-issued RFP) to Pathway Homes for the purchase/rehabilitation of four units. These units are used as affordable rental housing for persons with disabilities at or below 30 percent of AMI.

3. Marian Homes; 5 beds; City of Fairfax: The FCRHA provided financing in the amount of \$540,000 from CDBG (awarded under an HCD-issued RFP) to Marian Homes for the acquisition of a single-family home for five adults with disabilities, each with income at or below 30 percent AMI.

4. Cornerstones Housing Corporation; scattered site; 2 Units; Hunter Mill District: The FCRHA provided financing in the amount of \$139,000 from HOME (awarded under an HCD-issued RFP); \$104,000 from CDBG (awarded under an HCD-issued RFP); and \$26,000 from HOME (awarded under the CHDO set-aside) for the purchase of two units. These units are used as affordable rental housing for single-person households earning at or below 30 percent of AMI.

5. Community Havens, Inc.; 3 beds; Mason District: The FCRHA provided financing in the amount of \$352,000 from CDBG (awarded under the CCFP) to Community Havens, Inc. for the purchase of a three-bedroom condominium unit to be used as affordable rental housing with appropriate supportive services for three adults with developmental/intellectual disabilities, each with income at or below 30 percent AMI.

6. The Brain Foundation; 4 beds; Springfield District: The FCRHA provided financing in the amount of \$209,271 from CDBG (awarded under the CCFP) to The Brain Foundation for the purchase of a single-family home to be used as affordable housing for four adults with brain injury, each with income at or below 30 percent AMI.

FCRHA Acquisition; 8 beds; Lee District: In June 2015, the FCRHA acquired a single-family home providing eight group home beds for persons with disabilities. The property was formerly owned by Robert Pierre Johnson Housing Development Corporation. This property was acquired too late for the FY 2015 CAPER submission. These eight beds are included in the overall total of units/beds preserved from April 2004 through June 2016, but are not included in the FY 2016 total.

In a prior year, the FCRHA had acquired a unit in Sully District for use in its First-Time Homebuyers Program. In September 2015 that property was transferred to the Fairfax County Rental Program (FCRP). This unit is included in the overall total of units/beds preserved from April 2004

through June 2016, but is not included in the FY 2016 total.

### **Affordable Housing Production**

At the end of FY 2016, construction was in progress on 270 affordable housing units at the Residences at the Government Center, a public-private partnership with Jefferson Apartment Group. County land for the buildings is leased to the developer on the site of the Fairfax County Government Center campus. Leasing of units is planned to begin in the fall of 2016. In FY 2016, the FCRHA acquired two newly-built Affordable Dwelling Unit condominium units in the MetroWest development in Providence District. The units have been placed in the Fairfax County Rental Program.

### **Use of HOME, ESG, and CDBG Funds**

#### **FY 2016 HOME**

Fairfax County received \$1,431,830 in HOME funds in FY 2016. The county uses its HOME funds to provide direct affordable housing assistance to low income individuals. Program accomplishments for FY 2016 include:

1. CHDOs acquired and/or preserved six housing units providing affordable housing for low income households.
2. New or continuing TBRA assistance was provided to 49 families serving 133 beneficiaries.
3. Rehabilitation or construction of FCRHA-owned multifamily units was completed or underway on 121 units.
4. Partnership for Permanent Housing (PPH): During FY 2016, two families successfully leased rental units with their TBRA vouchers as a part of the Partnership for Permanent Housing and one family successfully purchased a home.

#### **FY 2016 ESG**

Emergency Solutions Grant funds in the amount of \$431,214 were received through the Consolidated Plan Action Plan and were utilized for housing relocation and stabilization services, as well as rental assistance. The funds were essential to preventing homelessness for many families

as well as rapidly re-housing many families who were already homeless.

### **FY 2016 CDBG**

For FY 2016, specific amounts of CDBG funding were designated by the Board for contractual commitments (such as payments on outstanding Section 108 loans), program administration, relocation assistance and an on-going home repair program that address the Vision and Mission Statement incorporated in the Five-Year Plan. Specific funding amounts were also approved by the Board of Supervisors for affordable housing programs and projects and for public services that are targeted to the priorities adopted by the Board of Supervisors.

### **FY 2016 Home Repair for the Elderly Program**

The Home Repair for the Elderly Program completed 144 cases and served 114 households in FY 2016 using a total of \$27,334 in local funds (for materials and supplies). A total of \$197,717 in CDBG funds was expended on HREP for personnel and operating costs. The average household income served in FY 2013 was \$23,687, which is approximately 31% of the Area Median Income (AMI) for a one-person household and meets the HUD definition of very low income.

### **Consolidated Community Funding Pool**

The Fairfax County Board of Supervisors has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. The CCFAC is also charged with oversight and developing funding priorities for the Consolidated Community Funding Pool (CCFP), a pool of funds awarded through a competitive proposal process to fund affordable housing and public service activities by nonprofit organizations. In FY 2016, the CCFP included an allocation of approximately \$1,430,151 in Community Development Block Grant funds. The Board approved the following CCFP funding priorities for the FY 2016 funding period.

**Target  
Funding %**

<p><b>PREVENTION</b></p> <p>Goal: Families and individuals remain independent and have the tools and resources to prevent future or ongoing dependence</p>	<p><b>10 – 20%</b></p>
<p><b>CRISIS INTERVENTION</b></p> <p>Goal: Individuals and Families in crisis receive sufficient help to overcome short-term problems and quickly move back to independence</p>	<p><b>15 – 25%</b></p>
<p><b>SELF-SUFFICIENCY</b></p> <p>Goal: Families, individuals, neighborhoods and communities receive comprehensive services to attain self-sufficiency.</p>	<p><b>45 – 55%</b></p>
<p><b>LONG-TERM SUPPORTIVE SERVICES</b></p> <p>Goal: Individuals with continuing and long-term needs achieve or maintain healthy, safe and independent lives to the maximum extent feasible.</p>	<p><b>10 – 20%</b></p>

The Fairfax County Consolidated Plan for Fiscal Years 2016-2020 (adopted April 28, 2015) contains the county’s housing and community development strategic plan identifying long-range housing and community development priorities for all federal funds, including the CDBG funds allocated to the CCFP. The priorities were broad and general in order to encompass all of the possible activities that could advance the objectives.

For the FY 2016 One-Year Action Plan, the Affordable Housing Fund was allocated \$704,500 for affordable housing projects recommended for

funding through the CCFP, and, combined with CDBG funding available for HCD-issued RFP processes, a total of \$2,075,736 was available for affordable housing projects of nonprofit service providers. The Board of Supervisors also approved project awards totaling \$725,651 for Targeted Public Services based on the projects recommended for funding through the CCFP Request for Proposals process for nonprofit service providers.

**Targeted Public Services and Affordable Housing Projects**

For FY 2016, there were no nonprofit targeted public service projects funded under the **Prevention** priority area. In FY 2016, the following nonprofit targeted public service project was funded under the **Crisis Intervention** priority area:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Good Shepherd Housing and Family Services, Inc.	Emergency Services – Keeping Families at Home	\$15,651

The following nonprofit targeted public services and affordable housing projects were funded under the **Self-Sufficiency** priority area:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Good Shepherd Housing and Family Services, Inc.	Homes For the Working Poor, Elderly & Disabled	\$310,000
Good Shepherd Housing and Family Services, Inc.	Mt. Vernon Village VII	\$304,500
Homestretch, Inc.	Housing for Homeless Families	\$400,000

The following nonprofit affordable housing project was funded under the **Long-Term Supportive Services** priority area:

ORGANIZATION	PROJECT TITLE	CDBG FUNDING
Community Havens, Inc.	Cost Efficient Housing for Community Services Board Clients	\$400,000

All FY 2016 projects funded by CDBG provided services or activities that benefited low- and moderate-income persons and addressed outcome area funding priorities.

**Highlights of Program Achievements for FY 2016 Community Development Block Grant Funded Nonprofits**

- **Acquisition of Housing Units for Use as Affordable Rental Housing**

See Affordable Housing Preservation sub-section.
  
- **Crisis Intervention for 1,114 Clients in 415 Households**

  - As a result of services provided through the *Emergency Services – Keeping Families at Home* program operated by **Good Shepherd Housing and Family Services, Inc.**, CDBG funds were used to assist **1,114 clients in 415 households** to maintain affordable housing units and meet basic needs by providing emergency payments for rents to avoid eviction, utilities to avoid disconnections and/or referrals for additional resources.
  
- **Self-Sufficiency Support for 583 Clients**

  - Through the *Homes for the Working Poor, Elderly & Disabled Program* operated by **Good Shepherd Housing and Family Services, Inc.**, CDBG funds were used to locate and/or provide affordable rental housing, case management, self-sufficiency training and referrals that enabled **395 clients** to obtain or retain affordable housing.
  - Through the *Housing for Homeless Families* program operated by **Homestretch, Inc.**, CDBG funds were used to provide affordable rental housing, case management, self-sufficiency training and referrals that benefitted **188 clients**.

### **FY 2016 Action Plan Amendments**

An annual Action Plan is required by HUD for three federal programs: CDBG, HOME, and ESG. In FY 2016, there were amendments to the Action Plan. All amendments to the Action Plan occurred at the county's 3rd Quarter Budget Review. CDBG funding in the amount of \$31,720 was reallocated from various lapsed CCFP projects to Adjusting Factors until a determination was made during the Working Advisory Group FY 2017 Budget Development Process.

### **Notes Regarding Progress Toward Goals**

Fairfax County is making progress toward its goals as illustrated in the Goals and Outcomes table of this section. Regarding rental units rehabilitated under the Homelessness goal and Homeless category, the indicator is to reflect that homeless individuals served by nonprofit organizations would reside in housing where some rehabilitation work is to be done. For FY 2016, units acquired by non-profit organizations that served the homeless were in standard condition and did not require rehabilitation.

Regarding rental units rehabilitated under the Working Families goal and Affordable Housing category, while FY 2016 had no units rehabilitated, nonprofit organization rehabilitation addressed other special needs/categories during this reporting period.

## 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	332	116	821
Black or African American	1,171	39	1,662
Asian	21	16	117
American Indian or American Native	5	0	13
Native Hawaiian or Other Pacific Islander	0	0	4
<b>Total</b>	<b>1,529</b>	<b>171</b>	<b>2,617</b>
Hispanic	118	11	399
Not Hispanic	1,411	160	2,424

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

### Narrative

ESG statistics are for persons assisted. The total number of persons assisted in the chart above (2,617) is less than the actual total number of persons assisted (2,831). The reason for the difference is that 194 persons are in a "Multiple races" category; 14 persons either did not know what race to provide or refused to provide the information; and for 6 persons, the information was missing.



**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		19,495,704	3,483,792
HOME		5,727,320	1,336,431
ESG		1,724,856	619,733

**Table 3 - Resources Made Available**

**Narrative**

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

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

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

**Narrative**

Fairfax County in general is opportunity-driven in the allocation of affordable housing resources, while at the same time working actively to promote the de-concentration of poverty, particularly in the programs operated by the Fairfax County Redevelopment and Housing Authority (FCRHA). With respect to the investment of capital resources for affordable housing development, the FCRHA has financed the acquisition and development of properties in locations across the county over the last ten years and will continue to operate its program 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** - The FY 2016 CCFP CDBG-funded public services projects and affordable housing projects funded through the CCFP and an HCD-issued RFP leveraged a total of \$1.16 for every \$1 of CDBG expenditures. FY 2016 Public Services Activity and Leveraging: Total CDBG Public Services Expenditures: \$725,651; TOTAL LEVERAGED: \$2,658,620; RATIO= \$3.66 OF LEVERAGED FUNDS TO EVERY \$1 OF CDBG EXPENDITURES FOR PUBLIC SERVICES ACTIVITIES. FY 2016 Affordable Housing Activity and Leveraging: Total CDBG Affordable Housing Expenditures: \$2,075,736; TOTAL LEVERAGED: \$594,975; RATIO= \$0.29 OF LEVERAGED FUNDS TO EVERY \$1 OF CDBG EXPENDITURES FOR AFFORDABLE HOUSING ACTIVITIES.

**HOME CHDO Leveraging** - Total HOME Acquisition Expenditures: \$609,012; Total Other Federal Funds Leveraged: \$302,679; Total State/Local Public Funds Leveraged: \$0; Total Owner Equity Leveraged: \$67,955; TOTAL LEVERAGED: \$370,634

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

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	28,686,322
2. Match contributed during current Federal fiscal year	2,065,098
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	30,751,420
4. Match liability for current Federal fiscal year	334,108
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	30,417,312

**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	07/01/2015	1,565,098	0	0	0	0	0	0
Lamb Center	07/01/2015	500,000	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
246,764	594,957	328,511	5,765	447,726

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>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	4	0	1	0	0	3
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	697,383	0	99,483	0	0	597,900
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	697,383	169,555	527,828			
Number	4	1	3			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	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>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<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		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

### ESG leveraging and use of publically-owned land and property

ESG supports local homelessness prevention and rapid rehousing assistance to 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 2016 the state’s Virginia Homeless Solutions Program awarded \$167,607 to one local grantee for homelessness prevention assistance and a total of \$523,860 to three local grantees for rapid rehousing assistance. In FY 2016 Fairfax County government used local General Funds to not only match federal ESG funds dollar-to-dollar but also awarded five organizations a total of \$2,963,363 in contracts through the Office to Prevent and End Homelessness to provide homelessness prevention and rapid rehousing assistance. It is expected that federal Continuum of Care resources will also be leveraged for rapid rehousing in FY 2017. Local nonprofit organizations also leverage an unspecified amount of additional funding each year, as well as volunteer time and in-kind donations, for the same homeless assistance.

Resources from the federal ESG program complement other federal, state and local public contributions, along with private financial and in-kind donations, for homelessness prevention and rapid rehousing 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.

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

Lewinsville Residences - A total of 82 affordable senior residences are to be constructed on County-owned land, under a nominal fee ground lease, leased to a developer selected through a public-private partnership process. Design for the building is complete and site construction is planned to start in September 2016, with the building to be complete in spring of 2018.

Residences at the Government Center - Construction is in progress on 270 affordable housing units at the Residences at the Government Center, a public-private partnership with Jefferson Apartment Group. County land for the buildings is leased to the developer on the site of the Fairfax County Government Center campus. Leasing of units is planned to start in fall of 2016.

North Hill - Development of 33 FCRHA-owned acres known as "North Hill". A total of 195 market rate townhouses and 278 affordable rental units are planned for the property. A developer has been selected through a public-private partnership process and an agreement for design and construction of the units is being negotiated. Low-Income Housing Tax Credits are planned to be applied for in March 2017 for the affordable units.

## 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	200	603
Number of Non-Homeless households to be provided affordable housing units	938	426
Number of Special-Needs households to be provided affordable housing units	50	34
<b>Total</b>	<b>1,188</b>	<b>1,063</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	668	628
Number of households supported through The Production of New Units	420	412
Number of households supported through Rehab of Existing Units	0	136
Number of households supported through Acquisition of Existing Units	100	23
<b>Total</b>	<b>1,188</b>	<b>1,199</b>

Table 12 – Number of Households Supported

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

During FY 2016, Fairfax County provided affordable housing units to more homeless households than projected. Conversely, the county provided affordable housing units to less non-homeless households than projected. The number of affordable housing units for special needs persons was also less than projected.

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

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

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

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	10	4
Low-income	3	1
Moderate-income	0	0
<b>Total</b>	<b>13</b>	<b>5</b>

**Table 13 – Number of Persons Served**

**Narrative Information**



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

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

In February 2007, the Fairfax County Board of Supervisors endorsed the Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community. This strategic road map was created by the Planning Committee to End Homelessness, in partnership with the cities of Fairfax and Falls Church, local government agencies, nonprofit organizations, faith-based communities and businesses.

In April 2007, the Board of Supervisors appointed a 95-member Implementation Committee to develop the Plan to Prevent and End Homelessness based on the strategies outlined in the Blueprint for Success. The Implementation Committee included representatives from housing development organizations, business and financial institutions, health care and mental health providers, faith-based communities, employment services, nonprofit service providers, and public agencies – the broad range of community partners that prevent and end homelessness. On March 31, 2008, the Board of Supervisors officially adopted the plan.

The Fairfax-Falls Church community adopted a new approach to ending homelessness, called Housing First. What makes this approach different from traditional emergency shelter or transitional models is that people who are homeless are placed into permanent housing. Once in housing, people are connected to mainstream services according to their needs. Receiving these services is voluntary. They are provided by community-based Housing Opportunity Support Teams (HOST).

Preserving and increasing the supply of affordable, permanent housing resources is necessary to implement the Housing First approach. This involves working with landlords; dedicating some housing resources, such as assistance with rent, to individuals who are homeless; developing new housing types, such as small efficiency apartments; and increasing the supply of housing targeted to people with special needs. Changes also will need to be made to land use, zoning, and tax incentive policies.

Ending homelessness is also one of the four goals identified in the Fairfax County Blueprint for Affordable Housing as adopted by the Fairfax County Board of Supervisors in 2010. This Blueprint identifies the need for the creation of 2,650 additional units of permanent housing for homeless individuals and families over ten years. The Blueprint targets the use of existing resources, such as Housing Choice and Family Unification Vouchers, as well as newly created resources, such as the locally-funded Bridging Affordability Program, towards the goal of ending homelessness.

Homelessness prevention is also a high priority in the Ten Year Plan. Recently community partners have

redesigned the intake system for homeless services to ensure more effective and efficient homelessness prevention and shelter diversion. A fifteen-year old wait list for shelter was eliminated in the redesign process. Prior to the redesign, all individuals in need of homeless assistance were placed on a wait list for shelter, which would typically require four months of waiting before being served or sheltered. Under the redesigned system, literally homeless families were ensured to receive immediate access to emergency shelter from where they would be rapidly re-housed and families who were at risk of homelessness would receive housing relocation and stabilization services and rental assistance. These activities were initially supported with the Stimulus-funded Homelessness Prevention and Rapid Re-Housing Program (HPRP), but were ultimately replaced with a combination of federal Emergency Solutions Grant (ESG) and local dollars.

### **Focus on Homelessness Prevention and Rapid Re-Housing Assistance**

While emergency shelters remain an important component of homeless assistance the change in priorities for the Fairfax-Falls Church community has meant that new ESG funds have been focused primarily on supporting homelessness prevention and rapid re-housing assistance. Emergency shelters are therefore funded entirely from local county dollars, along with the funds raised by nonprofit organizations operating the facilities. All of the shelters are now acting under the Housing First philosophy and working to rapidly re-house every individual or family residing in their facility. Shelter staff has been trained to facilitate residents' return to housing stability as quickly as possible and new resources have been used to facilitate the process through financial and rental assistance. Some shelter programs have been substantially redesigned to look and work in new ways. The Mondloch II single-site family shelter was converted to scattered-site units where literally homeless families are sheltered in regular apartments located in the general community. The new shelter units are conducive to teaching homeless families basic life skills around housing stability in an environment that is more similar to what they will experience once returning to more stable housing.

As per the Ten Year Plan, the community partnership has also moved forward with converting traditional transitional housing programs into new permanent supportive housing programs. In FY 2017 it is expected that there will no longer be any transitional housing programs supported by the federal Continuum of Care funds received locally. A limited number of transitional housing units remain in the community for special populations, such as domestic violence survivors, where appropriate.

The creation and preservation of affordable, permanent housing opportunities for homeless individuals and families is an essential part of the Ten Year Plan and Housing Blueprint. Mainstream resources, such as public housing and Housing Choice Vouchers, are being utilized where possible, and new specially-designated homeless programs are being developed when possible. Nonprofit partner organizations have applied for, and been awarded, special bonus projects through the COC grant process in recent years with a focus on serving chronically homeless individuals. In addition, new properties are being constructed by Fairfax County government to create permanent supportive housing opportunities for chronically homeless individuals and families. In FY 2014 specifically, the partnership finished construction on Mondloch Place, a new permanent supportive housing residential studio property for 20

individuals in the southern part of the county. In FY 2015, Kate's Place - six units of co-located permanent supportive housing for families with children - was completed and new residents moved in. In FY 2017 a bond referendum is scheduled to be presented to the public for approval, which would renovate or replace four of the local emergency shelters. Early designs of the new shelters include the co-location of permanent supportive housing units that could leverage the same on-site services and help sustain families and individuals who are experiencing chronic homelessness in stable housing.

### **Ending Veterans Homelessness**

In December 2015 Board of Supervisors Chairman Sharon Bulova agreed to have the county become part of the national Mayors Challenge to End Veterans Homelessness, an effort announced by first lady Michelle Obama and amplified by the U.S. Department of Housing and Urban Development, the United States Department of Veterans Affairs, the United States Interagency Council on Homelessness and the National League of Cities. The Mayors Challenge is a piece of the larger federal Opening Doors initiative to end homelessness. As outlined by the program, ending veteran homelessness means reaching the point where there are no veterans sleeping on the streets and every veteran has access to permanent housing. Further, the initiative works to provide systems so that should veterans become homeless or be at-risk of becoming homeless, communities will have the capacity to quickly connect them to the help they need to achieve housing stability. In November 2015, Governor Terry McAuliffe announced that the Commonwealth of Virginia had “effectively ended veterans’ homelessness” as the result of the coordinated efforts and hard work of providers across the state. An interagency workgroup of local homeless veteran service providers continue to meet on a monthly basis to review the Master List of homeless veterans and move them to housing as quickly as possible. During the 2016 Point-in-Time Count of homeless persons in Fairfax County, 8 percent of all single adults who were homeless (37 individuals) identified themselves as veterans. No veterans in households with children were identified.

One important component of the homeless assistance system is the HUD COC Program funded projects. During FY 2016 the Fairfax County COC was notified of its success in obtaining funding for 19 renewal projects, 5 new projects, and a planning grant requested in the 2015 COC Program competition for a total of \$8,373,285. The projects include permanent supportive housing and rapid rehousing for both families and singles, including a new project serving transition age youth.

### **Homeless Outreach Teams**

Fairfax County maintains four homeless outreach teams that are staffed by nonprofit contractors, nurse practitioners from the Health Department, and mental health specialists from the Community Services Board (CSB). Drop-in centers are maintained by the CSB and local nonprofits. The expansion of a central drop-in center, operated by the Lamb Center, creates new opportunities to reach out and engage individuals who are cautious about participating in housing programs. Efforts are being made to improve homeless outreach data in HMIS, educate outreach staff in housing options for unsheltered and chronically homeless individuals, and facilitate more interagency (housing and outreach) provider case staffing meetings.

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

In FY 2016 Emergency Solutions Grant (ESG) funds were used to support housing relocation and stabilization services, as well as short-term rental assistance.

Families facing homelessness, whose situation cannot be remedied through prevention efforts, gain access to emergency shelter and housing services through the Department of Neighborhood and Community Services/Coordinated Services Planning (CSP). CSP conducts an initial assessment and, if appropriate, refers the family to one of four family shelters for a comprehensive intake. Shelter staff will arrange an alternative placement if shelters are full and no other temporary resources are available to the family. Single individuals access shelters through self-referral, as well as referrals from the community, professionals, and agencies participating in the COC system.

Through its nonprofit partners, Fairfax County operates six full-service 24-hour emergency shelters for homeless single adults and families with children. One family shelter has recently converted from a facility-based program to an apartment based program. An additional shelter is available through a nonprofit with county support for victims of domestic violence, and another nonprofit used private funding to provide additional shelter space for families and single women fleeing domestic abuse. During the months of November through March under a Winter Seasonal/Hypothermia Prevention Program, additional shelter beds are made available to single adults and are provided through nonprofit, faith community and local government partnership without use of ESG funding.

Emergency shelter programming includes assessment, comprehensive case management and housing location services to assist homeless households in returning to housing stability as quickly as possible. Additional support services often include employment and training services, mental health and substance abuse services, financial management and life skills education, specialized services for children, medical care, and transportation.

Homeless families and individuals with specific needs that cannot be resolved in short shelter stays are sometimes referred to transitional housing programs for more intensive, specialized services. Special populations that commonly access transitional housing services include families fleeing domestic abuse and recent immigrants such as refugees and asylees. Both populations have particular service needs, focused on addressing unique safety and long-term self-sufficiency challenges that have been shown to be served effectively in some transitional programs.

Currently four of the six emergency shelters in the community are in need of significant renovations. Because it has been about 30 years since they have been constructed or renovated, they generally have limited accessibility and serious operational challenges due to problems with heating, cooling, ventilation, plumbing, etc. Fairfax County is placing a joint human services bond on a fall 2016 referendum that will include funding for shelter renovations or replacement.

## **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-Falls Church community's Ten Year Plan. Coordinated intake and assessment systems have been enhanced to ensure that families in need of assistance are assigned to the most appropriate programs. As a result of these efforts the number of literally homeless families has declined and more families are receiving homelessness prevention services in a more efficient manner. Community Case Managers coordinate the use of financial and rental assistance provided through the use of ESG funds and supplemented by local dollars to help many households at risk of homelessness sustain stable housing.

The Fairfax-Falls Church Partnership to Prevent and End Homelessness' Housing Opportunity Support Team (HOST) model promotes homelessness prevention. Discharge policies from public institutions are in place to ensure appropriate housing placements at discharge. For the most part they are successful; but if not the county's homeless services system responds in an appropriate manner. The regionally-based HOST team is centered on primary homeless service providers, a community case manager and housing locator, and then enhanced by additional service providers when appropriate. In cases where an individual is discharged from an institution or system of care, service providers from that institution or system are then brought onboard to assist. For example, individuals who have been discharged from a mental health institution will often receive assistance from a HOST team consisting of a community case manager, housing locator, and local Community Services Board outreach work or member of an Intensive Community Treatment Team. Individuals discharged from a criminal justice institution will also be assisted by local nonprofits that specialize in creating employment and housing opportunities for ex-offenders. Those individuals exiting a hospital or other physical healthcare setting may be assisted by the HOST team enhanced by a nurse from the Homeless Healthcare Program or a social worker in one of the local, private hospitals. In every scenario the focus of the intervention from the HOST team's perspective is to either prevent the individual's homelessness or return them to housing stability as quickly as possible.

As mentioned above, the HOST model is essential to the Fairfax-Falls Church community in terms of providing homelessness prevention and rapid re-housing services. The regionally-based HOST teams are an integrated part of the larger human services support network of public and private agencies that address housing, health, social services, employment, education and youth needs. Many nonprofit agencies that provide community-based services are also employers of the primary members of the local HOST team. When one of their clients experiences a housing crisis then they are connected to the local team expeditiously. Individuals or families experiencing a housing crisis are also connected to regionally-based HOST teams via a centralized, coordinated services planning team of social workers employed by local government.

## **Overcoming Barriers; Fairfax County Homeless Discharge Policies**

Fairfax County invests a significant amount of resources in homelessness prevention from a variety of funding streams, public and private. The most serious challenge providing effective and efficient homelessness prevention services is that program data is dispersed across multiple information management systems that depend on funding source and department oversight. As a result, tracking system wide client data and outcomes is difficult or impossible. To help improve this situation, and similar county Human Service System challenges, Fairfax County has initiated a five-year information technology road map that will create a technical means to exchange data and improve work processes for greater collaboration and positive impact on client lives.

### **Fairfax County Homeless Discharge Policies**

The Fairfax-Falls Church Community Services Board (CSB) abides by the Commonwealth of Virginia State Psychiatric Discharge Planning Protocol. CSB's specific discharge policies and procedures have been developed to support appropriate and safe community re-entry. Discharge planning services are provided by the Discharge Planning team which is part of the Forensic Transition & Intensive Community Treatment Services Division.

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

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

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

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

### **Discharging from Foster Care and Private and Nonprofit Medical Facilities**

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

While Fairfax County does not have any publicly-funded hospitals, the Health Department works with private and nonprofit medical facilities to prevent people from being discharged into homelessness. The Health Department developed a Homeless Services Resource Guide which was distributed by hospital representatives to case management and discharge planning staff. The guide is intended to provide staff with supplemental information in order to make appropriate discharge planning decisions. In the past the Health Department coordinated, with other county agencies, an annual training to provide updates to hospital case managers and discharge planners regarding homeless resources, and plans to reinstitute this training in the future. Nonprofit shelter providers work directly with hospital discharge planners to try to avoid discharge into homelessness and assist with arranging services and helping to find appropriate housing as needed. If no appropriate housing can be located and medical care is still needed patients are referred to Fairfax County's Medical Respite Program. It was established to provide respite care, not to exceed 30 days, to homeless individuals in need of acute medical care. There are currently five beds available in this program.

Fairfax County ESG funds are not used to support homeless discharge coordination activities.

**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 Housing Opportunity Support Teams (HOST), which started in FY 2010 using the Homelessness

Prevention and Rapid Re-Housing Program (HPRP) funding under the American Recovery and Reinvestment Act, continued to operate through FY 2016. Four community case manager positions were established to prevent individuals and families from becoming homeless and to continue to work with clients following placement in permanent housing to ensure that stability is maintained and any issues that arise are resolved. Two additional case managers were added using other grant funds. In addition, the Housing Locator Network became fully operational to work with homeless clients to more rapidly locate and obtain adequate affordable housing. The coordination of this program and development of a housing locator network was also supported with HPRP funding. Use of housing locators contributes to decreased length of stay in the county's homeless services programs.

The allocation of new resources under the Emergency Solutions Grant, which replaced the old Emergency Shelter Grant program, provided an opportunity to enhance the community case management capacity. Most ESG program resources are allocated to prevention and rapid rehousing assistance.

The Fairfax-Falls Church Partnership to Prevent and End Homelessness has made significant steps forward in shortening the period of time that individuals and families experience homelessness. Homelessness prevention efforts have diverted many individuals and families, who would have become homeless in the past, from shelter and helped them remain in stable housing through direct financial assistance, community case management, housing location and landlord mediation services. Individuals and families who do become homeless are placed on a track to return to permanent housing as quickly as possible. The great majority of homeless individuals and families receive rapid rehousing services in shelter with housing relocation and stabilization services. Those homeless individuals and families who are not determined to be appropriate for rapid re-housing are prioritized to more appropriate housing opportunities, such as supportive housing. Another important effort to shorten the length of homelessness in the Fairfax-Falls Church community has been the conversion of traditional two-year transitional housing programs to permanent housing. Multiple transitional programs have made this conversion in the past few years therefore ensuring that more homeless families had access to permanent housing opportunities in a shorter amount of time. In addition, some transitional housing program funds have been reallocated to other community needs.

The Fairfax-Falls Church Partnership to Prevent and End Homelessness has taken numerous steps to facilitate access for homeless individuals and families to affordable housing units. The partnership has established a county-wide housing locator program that has created new successful partnerships with private property owners and opened the doors to new housing options. Federal, state and local funding has been directed to provide more short- and medium term rental assistance to homeless individuals and families. The partnership has also become more coordinated in the referrals of homeless individuals and families. Access, assessment and assignment have become more streamlined and consistent in its implementation across the community. Designated housing units and local preferences for homeless households have been established for federal resources, as well as local resources.



## **HOST Model; Overcoming Barriers**

The HOST model, referred to above, promotes homelessness prevention, as well as housing retention for formerly homeless individuals and families. In each of the four human service regions there are locally-based HOST teams of homeless service providers, centering on a community case manager and housing locator. These teams provide both prevention and rehousing services. For individuals and families making the transition from homelessness to housing, the HOST teams connect them to mainstream community resources that will provide support while they remain in housing. However, for those individuals and families who do experience a housing crisis again, they will call a centralized, telephone-based information and referral hotline for help. In such cases the same local HOST team is then mobilized again to provide the appropriate intervention to prevent that individual's or family's return to homelessness.

While Fairfax County has achieved some success in reducing the number of people experiencing homelessness by moving people to permanent housing, there is still much work to be done. One of the greatest challenges in the implementation of the local Ten-Year Plan is the creation of a sufficient number of affordable housing units that are dedicated to people experiencing homelessness. Fairfax County's Board of Supervisors has established a Housing Blueprint that includes meeting the targets of the Ten-Year Plan in its goals. In FY 2017 the Blueprint identifies a variety of initiatives intended on helping homeless persons make the transition to permanent housing and independent living, including the pairing of project-based vouchers with a new private partner 140-unit acquisition.

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

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

#### Public Housing Improvements

The FCRHA performed the following rehabilitation work on its federal Public Housing portfolio between July 1, 2015 and June 30, 2016:

- *Greenwood II/Japonica (4 units, Lee District):* Replaced HVAC systems
- *Springfield Green (5 units, Lee District):* Replaced HVAC systems
- *Heritage Woods South (13 units, Braddock District):* Replaced HVAC systems
- *Heritage Woods I (19 units, Braddock District):* Replaced HVAC systems
- *Heritage Woods North (12 units, Braddock District):* Replaced HVAC systems
- *Kingsley Park (108 units, Providence District):* Electrical upgrades
- *Greenwood Apartments (138 units, Mason District):* Electrical panel replacement

In FY 2016, the FCRHA continued to increase the availability of accessible units in its federal Public Housing portfolio. The following units have been retrofitted to conform to federal accessibility standards:

- Seven (7) units at *Ragan Oaks (Springfield District)*
- One (1) unit at *Old Mill Gardens (Mount Vernon District)*
- Two (2) units at *West Glade (Hunter Mill District)*
- Two (2) units at *The Atrium (Lee District)*

Staff will continue to make accessibility modifications consistent with implementation of the FCRHA's Section 504 Plan for accessibility in Public Housing.

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

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

To further resident participation, HCD staff worked with RAC members to revise the by-laws that provided for an increase of membership from 12 to 14 members. The FCRHA will also encourage more resident representation on the THRIVE Committee, a committee comprised of HCD staff, FCRHA Board members, non-profit staff members and other housing advocates.

During FY 2016, the Council was briefed and provided feedback on critical issues such as the planned re-opening of the HCV waiting list, the agency's participation in the Rental Assistance Demonstration Program (RAD), and the RAD-Specific Significant Amendment to the FY 2016 Moving to Work Plan. The Council submits its recommendations to the FCRHA as part of the FCRHA's annual plan to be forwarded to the Secretary, Department of Housing and Urban Development.

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

In December 2012 (FY 2013) the FCRHA was notified that it had been selected to become an MTW agency. In November 2013 (FY 2014), the FCRHA signed an agreement with HUD that officially designated the FCRHA as an MTW agency. The MTW designation is playing a critical role in the FCRHA's Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative, enabling the FCRHA to link its housing programs into a continuum, allowing staff to spend less time on paperwork and more time on people, and assisting families in achieving self-sufficiency.

The FCRHA's FY 2017 Moving to Work Plan, which replaces the PHA Plan, was thoroughly reviewed by the Resident Advisory Council and underwent a public review process. As the FCRHA continues its implementation of THRIVE, the Resident Advisory Council will be engaged in the development of the FY 2018 MTW Plan and HCD will continue to offer opportunities for broader resident participation.

### **Family Self Sufficiency Initiatives**

In FY 2012, the FCRHA began operation of the new PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center to link Public Housing residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health

services and participate in economic self-sufficiency programs. The PROGRESS Center coordinates, promotes and provides the following programs to enhance the economic and social self-sufficiency of Fairfax County Public Housing residents, including the following outcomes during FY 2016:

- Fifty cases from Public Housing were addressed by PROGRESS Center service coordinators to assist residents facing a crisis or needing additional assistance.
- Partnerships with county agencies, including the Fairfax County Department of Neighborhood and Community Services, were enhanced to bring programs into the county’s Public Housing community centers.
- Residents were linked with a variety of services, predominantly mental health services, adult and aging services, and basic needs.
- Training for HCD staff was held to provide them with information to help residents, including health care resources and the Ticket to Work program. In addition, eight sessions were held for case staffing to help staff to provide resources to FCRHA residents.
- Residents were invited regularly to job training opportunities and provided with information regarding job openings, scholarships, and starting a business.

Other family self-sufficiency initiatives included group counseling and:

- Ongoing Marketing of Fairfax County Affordable Dwelling Units and First-Time Homebuyer properties throughout FY 2016;
- Referring of families to the First-Time Homebuyers Program; and
- Coordinating with Public Housing, Housing Choice Voucher, and Fairfax County Rental Program participants desiring to transition from rental units to homeownership opportunities through the agency’s MTW and THRIVE initiative.

<b>Services and Programs</b>				
<b>Program Name &amp; Description (including location, if appropriate)</b>	<b>Estimated Size</b>	<b>Allocation  Method  (waiting list/random selection/ specific criteria/other)</b>	<b>Access  (development office / PHA main office / other provider name)</b>	<b>Eligibility  (public housing or HCV participants or both)</b>
Housing Choice Voucher Homeownership	11	Applicant List	In FY 2016, staff conducted multiple orientation sessions and 60 HCV families attended.	Program assistance is available to HCV tenants who have been in the

	(Current Program Enrollment)		Homeownership staff continue to work with families to prepare them for homeownership opportunities	program for a minimum of one year
Sponsor-Education Homeownership Seminars for properties with income and covenant restrictions in the First Time Homebuyers Program - Homeownership Education	6 sessions with 933 attendees	Self-select to become eligible for First Time Homebuyers Program	PHA Main Office and Fairfax County Government Centers	Both Public Housing and HCV
<p>FACETS</p> <p><u>Public Housing Properties Served:</u> Robinson Square, Barros Circle, and Ragan Oaks</p> <p><u>Programs/Services:</u> Pre-employment Program; Household Mgmt.; ESL; Parent/Child Enrichment Program; Resident Employment Opportunities; Girl Power; Women's Group; Summer Camp; Computer Lab.</p>	Varies upon program	Walk-In, restricted to property residents	PHA Main Office  On-Site Community Center	Public Housing

**Table: FCRHA Public Housing Services and Programs**

**Family Self-Sufficiency Program**

During FY 2016 the FCRHA served 34 households under its Family Self-Sufficiency (FSS) program, both as active participants and through aftercare services. As of June 30, 2016, 14 households were enrolled and actively participating in FSS activities. Of these households:

- 13 have escrow balances - the average balance is calculated at \$6,366.

In addition, the FCRHA Public Housing FSS program has achieved the following Outcomes during FY 2016:

- Zero households are currently receiving TANF (cash welfare) assistance;

- 12 households are employed, including FY 2015 graduates who have continued to maintain employment;
- 8 households increased their earned income or received promotion;
- 100 percent of households participated in a minimum of one type of training or educational activity (financial literacy, parenting, GED, technical/trade/workforce, or college level education);
- 2 households completed the FSS program and transitioned out of Public Housing. 1 household purchased a home and transitioned out of Public Housing, and; 1 household began renting in a market rate unit.

Regarding actions taken to encourage public housing residents to participate in homeownership, Homeownership staff of HCD met with HCD Public Housing staff to discuss basic homeownership requirements and the possibility of doing orientation sessions at Public Housing quarterly resident meetings. Given the maximum income limits for continued Public Housing occupancy are higher than the eligibility limits for first-time homebuyer units at 70% Area Median Income (AMI), it was decided that targeted outreach to families with income lower than 60% AMI could be sent as outreach materials in the Public Housing resident recertification materials as is being done with HCV participants. It is hoped that families in this income range will express interest in learning about homeownership. However, it was noted that many families in this income bracket don't currently have sufficient cash assets required for homeownership.

#### **Actions taken to provide assistance to troubled PHAs**

Not applicable

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

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

Fairfax County continued to utilize the Affordable and Workforce Dwelling Unit programs to deliver affordable housing units in new residential developments. In particular, the Workforce Dwelling Unit program provided affordable units in high-density areas in close proximity to transit stations and employment opportunities. The county also ensured that approved residential rezoning applications either committed dwelling units and/or cash contributions to the Housing Trust Fund. Fairfax County will continue to implement land use policies to provide affordable housing opportunities to income eligible working households.

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

During FY 2016, the FCRHA played a lead role in addressing the housing needs of persons with intellectual and/or developmental disabilities (ID/DD). 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 state of Virginia. The FCRHA issued 30 Housing Choice Vouchers (HCV) to families who were determined to be eligible members of this population by the Virginia Department of Behavioral Health and Developmental Services (DBHDS).

During FY 2017, the FCRHA will seek to expand 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). Through this program, state funds will be 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.

### **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.

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 the Department of Housing and Community Development's (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.

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

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

Under the Department of Family Services, the Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors. The CAAB advises the Board on the needs, concerns and aspirations of low-income persons and recommends policies that promote meaningful change. The CAAB makes the determination as to which projects will receive CSBG funding through the CCFP process. Programs funded through the CCFP with CSBG funds are targeted towards households with incomes at or below 125% of the Federal Poverty Program Guidelines. In FY 2016 CSBG funds totaling \$734,931, 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:

- Childcare 30%
- Housing 25%
- Employment 20%
- Emergency Services 15%
- Education 10%

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

**Child Care**

**United Community Ministries** - The Bryant Early Learning Center (BEL) provides childcare services to low



income children ages 6 weeks to 5 years. The program implements the High Scope Curriculum and administers multiple screenings to determine the children's' developmental level of functioning and progress.

**The Falls-Church McLean Children's Center Successful Start Program** provides full day early childhood education services to low income families whose children are between the ages of 2 to 5 years. Additionally, the program will identify, treat/refer children with developmental delays, poor social skills, hearing, vision and dental programs as necessary.

## **Housing**

**Alternative House - Assisting Young Mothers** provides counseling and support for pregnant and parenting teens through residential and community-based programs. Young women receive counseling, shelter, life skills training, parenting education, and job readiness training to help them become nurturing parents and successful members of the community.

**Beth El House** provides transitional housing and support services to single mothers and their children for up to two years. The family is placed in apartments and provided with a cadre of support services including case management, clinical counseling, skills development and budgeting assistance.

**Catholics for Housing's Virginia Ely Senior Rental Program** provides rental assistance to seniors who qualify to live in Fairfax County retirement facilities and are up to 125% of poverty level in regions 1 and 3. In addition, the program pays a rental subsidy to fill the gap between 40% of client income and the monthly rent.

**Shelter House's Community Case Management Program** prevents vulnerable individuals and families from becoming homeless. All clients receive case management services which include financial assistance, budget counseling and linkages with needed community resources. Rapid re-housing clients, who are individuals from the emergency shelters, receive the program's support to sustain their new permanent housing successfully.

## **Employment**

**Infant and Toddler Family Day Care's Family Child Care Teacher Training & Workforce Development Program** provides training and support services to low and moderate income individuals and/or immigrants to help them become skilled, professional early child care teachers that allows them to reach sustainable economic self-sufficiency.

**Goodwill of Greater Washington's Career Navigation Program** provides unemployed individuals with employment skills and job placement to achieve self-sufficiency. The career navigation program is an intensive three-week employment readiness and customer service training program that enables unemployed individuals to improve their job search and employability skills. The program also provides a track which is accredited by NVCC and prepares students for entry-level positions in the security industry.

**The Computer CORE's Job Skills Training & Computer Literacy Program** works to help low-income adults acquire the technological and life skills to enable them to pursue career aspirations. The program includes training in Microsoft Office, keyboarding, job search assistance (resume development & interview preparation), tutoring and skills building workshops.

## **Education**

**Alternative House - The Annandale Safe Youth Project (ASYP)** provides a drop in youth center for at-risk/low income youth (in grades 4th through 6th) in the areas of counseling, homework assistance, supervised recreation, job training and community service opportunities in an effort to help youth gain the knowledge, skills and abilities to make sound decisions.

**Alternative House - Culmore Youth Outreach Program** The Culmore Youth Outreach Program provides at-risk, low-income middle and high school students living in the Bailey's Crossroads neighborhood of Falls Church with a safe place to go after school. Teens receive homework help, tutoring, character building workshops, counseling, and community service and employment opportunities. Counselors encourage a positive atmosphere with cultural, recreation and educational activities to improve the mind, body and character of youth.

**Big Brothers Big Sisters of the National Capital Area Hermanos y Hermanas Mayores Program** provides mentoring services to Latino youth between the ages of 8-18. The program staff recruits and trains volunteer mentors and matches them with at-risk youth. The volunteer mentors provide the youth with homework assistance and social recreational activities.

## **Emergency Services**

**Food for Others (FFO)** provides emergency and supplemental food to low income residents of Fairfax County through three distribution programs. The emergency food/USDA program provides clients referred by County staff and other service providers with food estimated to last several days allowing time for other sources of assistance to be arranged or the crisis to pass.

**Food For Others Power Pack Program** The Food for Others' Power Pack Program (P3) seeks to alleviate weekend hunger in FCPS elementary school students. The program accomplishes this in two ways: 1) FFO provides direct services to schools (supplemental weekend food in the form of power packs delivered to schools for counselors to discreetly distribute to students in need; 2) The program works in collaboration with Our Daily Bread (ODB), which provides supportive services to schools to establish self-sustaining weekend food programs. The joint FFO/ODB program works directly with School Social Workers or designated representatives to establish how many students need service and what other services they may already be receiving.

**The Our Daily Bread Family Assistance Program** serves to identify and address the unmet fundamental needs of Fairfax County residents while also empowering the community to help its neighbors remain self-sufficient. The program encompasses three core programs, Food, Financial Assistance and Financial Literacy.

**Western Fairfax Christian Ministries' Client Emergency Services** Program provides financial, food, clothing and medical payments services to low income families/individuals in region 4. In addition, the program will provide holiday baskets, childcare, school supplies and funds for transportation.

In addition to the CSBG funds, approximately \$10 million in County General Funds are awarded through the CCFP pool and \$2 million in CDBG funds (discussed in a previous section.) Approximately \$4.7 million of the County General-Funded programs also have a goal of economic security, but without the income eligibility limits of the CSBG funds, including the following programs:

PROGRAM	ORGANIZATION	FUNDING
Access to Self Sufficiency through Extensive Training and Services (ASSETS)	Business Development Assistance Group, Inc.	\$49,000
ADDRESS - Aggressive Dynamic Debt Reduction Elimination and Savings Strategies	Homestretch, Inc.	\$40,000

Adult Basic Literacy/ESOL Tutoring & Classroom Programs	Literacy Council of No. Va.	\$112,000
Adult Career Pathways	Northern Virginia Community College Educational Foundation	\$90,000
Adult Health Partnership	Northern Virginia Family Service (NVFS)	\$25,000
Basic Needs: Emergency Financial Assistance & Furniture	Annandale Christian Community for Action (ACCA)	\$76,600
Career Navigation-Fairfax	Goodwill of Greater Washington	\$75,000
Case Management/Housing Counseling	Housing & Community Services of No. Va.	\$133,000
Challenge to Change	OAR of Fairfax County, Inc.	\$684,000
Client Emergency Services	Western Fairfax Christian Ministries	\$160,000
Crisis Intervention	Lorton Community Action Center	\$66,900
Crisis Intervention & Self-Sufficiency	Northern Virginia Family Service	\$339,000
Education for Independence	ACE Foundation	\$80,000
Emergency & Self-Sufficiency Services Program	Cornerstones, Inc.	\$177,000
Emergency Assistance and Food program	Falls Church Community Service Council, Inc.	\$92,450
Emergency Needs Assistance	Ecumenical Community Helping Others (ECHO), Inc.	\$50,000
Emergency Relief Services	Koinonia Foundation, Inc.	\$15,000
Fairfax Accessible Medication Program	Northern Virginia Family Service (NVFS)	\$39,000

Family Assistance Program	Bethany House of Northern Virginia	\$143,000
Family Assistance Prevention/Crisis Intervention	Herndon-Reston FISH, Inc.	\$143,000
Family Stabilization & Self-Sufficiency	Family Preservation & Strengthening Services	\$108,000
Herndon Enrichment Program	Cornerstones, Inc.	\$27,200
Homeless Case Management	The Lamb Center	\$92,000
Homeless Youth Initiative	Alternative House	\$131,000
Homes for the Homeless Transition Housing Program	Christian Relief Services, Inc.	\$100,000
Housing for Homeless Families	Homestretch, Inc.	\$400,000
Island Walk After School Support Program	Community Preservation & Development Corp.	\$84,000
Legal Aid: Housing and Employment	Legal Services of Northern Virginia	\$162,000
Legal Assistance for Immigrants - Employment	Legal Aid Justice Center	\$100,00
Living Independently for Tomorrow (LIFT)	Residential Youth Services, Inc.	\$60,000
Long Term Supportive Services	Lorton Community Action Center	\$5,000
Pathways to Self-Sufficiency	Pathway Homes, Inc.	\$125,000
Refugee Self-Sufficiency Program	Lutheran Social Services of the NCA	\$55,000
Self-sufficiency thru Health, Housing & Social Services	Vietnamese Resettlement Association	\$50,000
SkillSource – Sheriff Employment Center	SkillSource, Inc.	\$60,000

Training Futures	Northern Virginia Family Service	\$140,000
Volunteer Home Repair Program	Rebuilding Together Arlington/Fairfax/Falls Church	\$72,500
Workforce Development Center	United Community Ministries, Inc. (UCM)	\$290,000
Year-long Entrepreneur Incubator	Empowered Women International	\$50,000

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-income. With the help of more than 250 dedicated and trained volunteers, staffing 16 VITA sites and seven facilitated Self Assistance (FSA) sites, 5,845 low-income families saved more than \$1.1 million in professional filing fees, and prepared and filed their 2015 tax returns receiving more than \$9.6 million in refunds this tax season. An average of \$1,416 was awarded back to those families who qualified for the Child Tax Credit (CTC) and the average Earned Income Tax Credit (EITC) recipient received \$2,097.

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

Proposed actions in the plan relating to the goals of the Community Action Advisory Board were undertaken as were the following identified programs: Housing Choice Voucher, Transitional Housing, Permanent Supportive housing, and Unification Program. Regarding how future actions will change as a result of the current year, new organizations will be funded in by the Community Services Block Grant, with a greater emphasis on affordable housing and a decrease in the number of Emergency Services providers funded. The Fairfax County Department of Housing and Community Development (HCD) and DFS coordinate efforts and share responsibilities in fighting poverty. Other coordination efforts between HCD and DFS include client referrals, information sharing regarding mutual clients (for rent determinations and otherwise), coordination of the provision of specific social and self-sufficiency services and programs to eligible families, and joint administration of programs. Specific programs include:

- **Housing Choice Voucher:** HCD receives referrals and issues vouchers for homeless families, and DFS and the Office to Prevent and End Homelessness (OPEH) provide ongoing supportive services for them. These referrals now include families referred from the Bridging Affordability (BA) program who are at the end of their term with BA and are at risk of homelessness if transitioned out of BA with no other affordable housing options.

- Partnership for Permanent Housing: HCD and DFS operated the Partnership for Permanent Housing, in cooperation with three Fairfax County nonprofit organizations (Northern Virginia Family Service, Reston Interfaith, and New Hope Housing). PPH provided stabilized, affordable rental housing and intensive case management and supportive services to homeless and formerly homeless families. The primary goal of the program was for families to achieve self-sufficiency and homeownership. The contract services with the participating nonprofit agencies were discontinued in FY 2012 when the program completed its fifth and final year. However, the nonprofit agencies have been continuing to work with a few remaining families who are still receiving tenant-based rental housing assistance through federal funding administered by HCD.
- Transitional Housing: DFS/OPEH also operate transitional housing which provides intensive case management and temporary housing for up to 24 months for 36 families.

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

- Permanent Supportive Housing: DFS/OPEH recently converted one of its transitional housing programs into permanent supportive housing; 19 high risk families with a history of chronic homelessness, documented child welfare involvement, and a head of household who is disabled will be served. HCD collaborates with the Fairfax-Falls Church Community Services Board (CSB) to provide supportive housing units at several FCRHA-owned Public Housing and Fairfax County Rental Program properties. The CSB makes referrals to HCD, considers appropriate roommate matches, and provides ongoing case management services for this special population.
- Unification Program: HCD administers 175 Family Unification Vouchers (housing choice vouchers) that were awarded from HUD. Family Unification Vouchers are made available to families for whom the lack of adequate housing is a primary factor in the separation, or threat of imminent separation, of the children from their families or in the prevention of reunifying the children with their families, and to youths at least 18 years old and not more than 21 years (have not reached their 22nd birthday) who left foster care at age 16 or older and who do not have adequate housing. DFS screens and refers these youth and the families and provides follow up case management for them for at least one year after they receive their voucher. FACETS is also providing the follow up case management if the family no longer needs DFS services.

### **Bridging Affordability Program**

HCD also administers the Bridging Affordability Program, a locally-funded rental subsidy program operated through a consortium of nonprofit organizations. The collaborative provides rental subsidies as well as an array of supportive services to program participants. As of the end of June 2016, a total of 420 households have leased up through the Bridging Affordability Program. Eight-three percent of those that have left Bridging Affordability have moved to sustainable housing. In FY 2016, 54 families left Bridging Affordability, including 10 families that moved to fair market rate housing. The average income served in the program in FY 2016 was \$16,701.

Bridging Affordability is intended to be a gateway to the county's Housing Continuum as part of the

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

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

#### FY 2016 Section 3 Efforts

- 55 residents attended scholarship and education information sessions offered in November 2015.
- HCD had one Section 3 new hire during this reporting period.
- 20 residents were referred to a local CDL (commercial driver's license) recruiting initiative.
- Contractors reported 24 Section 3 new hires.

#### Community Based Classes

- 15 residents completed a community based adult basic skills course. This program was a partnership between HCD and Fairfax County Adult Education and taught at a public housing community center site. There were 2 Pre-Apprenticeship/Trades classes and one Pre-Health class.
- Pre-Health students (5) were provided with classroom exposure to multiple health occupations. (e.g. phlebotomy, radiology) This was made possible by a partnership with Northern Virginia Community College (medical campus). Pre-Health students were provided CPR/First Aid training.
- Pre-Apprenticeship students (10) were able to shadow employees of the Property Maintenance Improvement Division of HCD. These students were provided OSHA certification training and CPR/First Aid training.
- There is an ongoing effort to expand this program by growing the partnership to include a non-profit (Our Daily Bread), expand the curriculum, offer one on one mentoring, and follow up case management for one year with each student.

#### Youth Efforts

- HCD hired 3 resident youths as interns through the SkillSource EYE (Educating Youth through Employment) program.

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

During FY 2016, work continued on the implementation of the operational and policy changes to the Consolidated Community Funding Pool that were developed in FY 2015. These changes, also incorporated into the FY 2017-2018 Request for Proposals (RFP) that was released in FY 2016, included a



two-tier application that simplified the application process for proposals requesting less than \$50,000; standardized performance outcomes that will be used to better evaluate the overall impact of CCFP projects; and the addition of targeted focus areas within the CCFP RFP. In addition to these changes, staff also implemented a policy change for more strategic involvement of the Technical Advisory Committee (TAC) in advising the Selection Advisory Committee (SAC) during the evaluation process; designed a funding methodology to guide the SAC's funding decisions and to ensure that the relationship between scoring and funding was transparent and equitable; and developed a new tool comprised of visually appealing, demographic data reports for Fairfax County and the four Human Services regions. These reports were utilized by the SAC as they evaluated proposals and provided them with additional insight and information about the Human Services System. In FY 2017, Fairfax County staff will continue work on identified CCFP program improvements, including a review of the CCFP funding priorities and an analysis of how to better engage the Fairfax County community in the priority-setting process.

The revamped FY 2017 – FY 2018 RFP was released on October 1, 2015. In order to help prospective nonprofit applicants submit successful proposals, an inter-agency team of Fairfax County staff (IAT) held a “Pre-Proposal Conference” on October 22, 2015, to review the revamped RFP requirements and respond to prospective applicant questions. After the Board of Supervisors approved CCFP funding awards, the IAT conducted a series of group and individualized sessions in March 2016 to negotiate with and train nonprofit staff on issues relating to expected outcomes, electronic performance reporting and requests for funding disbursements. The training sessions assisted the nonprofit staff with understanding the terms and compliance requirements of the CCFP funding, which includes CDBG and Community Services Block Grant (CSBG) funds, for specific affordable housing development projects and targeted public services activities.

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

- Rehabilitation of FCRHA Properties;
- Tenant Based Rental Assistance;
- Senior/Homeless and Persons with Disabilities
- Affordable Housing Blueprint; and
- Annual CHDO Set-Aside.

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

### **Strategies 1 and 2 and Future Actions**

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

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

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

In combination with the Bridging Affordability Program and in partnership with Northern Virginia Family Service, a short term rental assistance program entitled STRAP was implemented during the 2015 Fiscal Year. The program was launched later than planned with the first enrollee starting in October 2015. Although not the sole targeted population, individuals with intellectual and developmental disabilities were included in the pilot. Among the other CSB populations included in the pilot were those with Mental Health and Substance Use disorders, and those currently experiencing homelessness or at risk of homelessness. Actions proposed but not taken in the program year include the launching of a specific targeted marketing effort to engage only those with physical disabilities as well as the intellectual and developmental disability private provider and case management community in Fairfax to solicit prospective clients at risk of homelessness.

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

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

Actions proposed for this strategy but not taken in the program year include a specific workgroup around developing a targeted roommate referral program for purpose of locating housemates. Ideally this roommate referral resource would be an electronic web based program with capability to match current CSB clients with prospective roommates. Although achievable, this strategy is a very large undertaking requiring a minimum of a year just to develop the framework. As this idea is discussed in various forums, such as the Housing & Supportive Services NOVA Regional Implementation Team of

Northern Virginia, questions have been posed around the vast legal ramifications and liabilities associated with the county supporting such a referral program. Some examples of the topics that are deemed complicated include concerns around confidentiality of information, general roommate safety in choosing someone from the referral source, and who will be responsible for timely updates to the website and program information. This item will remain a strategy at this time with future discussions correlated with the perceived barriers to implementing such a program.

### **Strategy 3 and Future Actions**

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

As of June 1, 2016 the housing locator program is currently in the process of expanding its scope to include non-homeless individuals with disabilities in precarious housing situations. For example, many individuals with intellectual disabilities have made the choice to move out of their current housing situations which include nursing homes, family homes, Intermediate Care facilities and institutions. However, they may find it very difficult to locate housing in a timely manner. This is mainly due to the roles and responsibilities of family members, Support Coordinators or other support staff needing further delineation. Support Coordination and Case Management duties related to Medicaid reimbursable services often take priority over the many other tasks they are assigned.

Housing location services from the Bridging Affordability staff were implemented for the STRAP referrals and as of April 2016, these services are now being enhanced to include non-homeless individuals issued a Bridging Affordability certificate. In addition, housing location services for homeless households are available through the Office to Prevent and End Homelessness service providers.

Five nonprofit agencies have current established contracts in good standing which provide housing location services and are now in negotiations to add the non-homeless population. An example of the populations include Diversion First clients, as well as clients with Intellectual and Developmental Disabilities. The Virginia Department of Behavioral Health and Developmental Services (DBHDS) also has housing location resources and technical assistance available for those in unique housing situations. All actions proposed for this strategy were taken in the program year.

### **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, at the beginning of Fiscal Year 2017 the Community Action Advisory Board was in the

process of developing a new strategic plan and it was anticipated that there would be an attempt to work more closely with HCD in the future in recognition of the importance of affordable housing to improving the economic success in the county.

Regarding clients' access to housing and social services, public and private services are coordinated via a unified intake system. In order to access services, clients are directed, through the county's web site and by nonprofit organizations, to first contact the county's Coordinated Services Planning staff where original assessments are made of clients' needs and referrals made to county and nonprofit agencies for the needs to be addressed. The Fairfax County Department of Neighborhood and Community Services, the county department under which Coordinated Services Planning operates, works closely with nonprofit organizations in each of the county's four human services regions to coordinate public and private services as well as encourage nonprofit collaboration.

Fairfax County is embarking on a new initiative to improve integration of client services between county agencies. The goal is for clients to have a seamless experience seeking housing and social services from the county and from nonprofit organizations through improved data gathering and sharing by county agencies.

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

#### **Testing**

Due to preparation of the county's Analysis of Impediments (AI) and personnel changes at the testing organization, FCOHREP deferred testing for the current cycle. FCOHREP will look to the new AI to inform and more strategically select testing projects for the next testing cycle.

#### **Enforcement Activities**

The FCOHREP is a 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 twenty-five (25) fair housing complaints between July 1, 2015 and June 30, 2016, twenty (20) of which were dual-filed with HUD. In total, thirty-eight (38) cases were investigated by staff between July 1, 2015 and June 30, 2016, thirty-three (33) of which were dual filed with HUD. Fifteen (15) complaints were closed with a "No Cause" finding, three (3) were administratively closed, seven (7) cases were conciliated and three (3) cases resulted in a "Cause" finding. Ten (10) cases remained under investigation as of June 30, 2016.

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

***Presentations:***

- **July 15, 2015: Family Homeless Shelter.** FCOHREP staff conducted a fair housing presentation for shelter residents seeking housing. The presentation included a fair housing video followed by an overview of fair housing law. The discussion included an emphasis on issues related to families with children, properties covered, how to recognize discrimination, discriminatory statements, and the complaint process. Thirteen residents attended the session.
- **August 19, 2015: Family Homeless Shelter, Fairfax, VA.** FCOHREP staff conducted a fair housing presentation for new residents at the shelter seeking housing. Eleven residents attended the session.
- **September 2, 2015: Fairfax County Fair Housing Training Workshop.** The County arranged for fair housing training/certification for property and residential facility managers, caseworkers, service providers, maintenance personnel, and staff members and administrators of various county residential properties, facilities and programs. Non-profit housing providers and others receiving funding from the County to provide housing or related services also were present. The Virginia Fair Housing Office conducted the training. Approximately 80 individuals attended the session.
- **September 22, 2015: Private Multi-family Rental Complex.** FCOHREP staff provided an overview of fair housing laws with a focus on leasing issues and resident requests. Nine employees attended comprised of managers, leasing agents, and maintenance service personnel.
- **November 4, 2015: Family Homeless Shelter.** FCOHREP staff conducted a fair housing presentation for new residents at the facility. The session included an overview of fair housing laws with an emphasis on issues related to race, national origin, and familial status. Fair housing brochures and related materials were distributed to attendees. Eight residents attended the session.
- **November 13, 2015: Central Senior Center.** FCOHREP staff conducted a fair housing presentation for seniors participating in the Central Senior Center day program. The program serves senior members of the Korean community. Agency brochures and related fair housing materials were available for attendees. Approximately 75 seniors attended the session.
- **November 19, 2015: Private Residential Community (HOA), Chantilly, VA.** FCOHREP staff conducted a fair housing presentation for HOA board members. The session included an overview of fair housing laws with an emphasis on requests for reasonable accommodation and modifications. Nine individuals attended the session, including members of the board and staff associated with the HOA's management association.

- **November 21, 2015: Community Services of Northern VA, First Time Home Ownership Education Class.** FCOHREP staff conducted a fair housing session for attendees. Information provided included an overview of fair housing/fair lending laws, the agency's role in fair housing enforcement, the complaint process, and the resources and education and outreach services available. Fair housing and related materials were distributed. Nine prospective homebuyers attended the session.
- **November 24, 2015: Private Residential Community (HOA), Alexandria, Fairfax County, VA.** FCOHREP staff conducted a presentation. The session included an overview of fair housing laws with an emphasis on reasonable accommodation/modification requests. Nine individuals attended, including six board members and three additional homeowners.
- **December 2, 2015: Fairfax County Human Rights Commissioners.** FCOHREP staff conducted a fair housing training session for members of the Commission. The session included a detailed review of fair housing laws, the enforcement process, investigative procedures, and case law. Seven commissioners attended the session.
- **December 7, 2015: Residential Facilities-Fairfax County.** FCOHREP staff provided an overview of fair housing laws including detailed information on reasonable accommodation/reasonable modification requests. Audience members included leasing agents, property managers, aides, supervisors, and caseworkers at residential properties owned/managed/funded by the County. Partners in the non-profit sector operating/managing properties located in the county also participated. Approximately 45 people attended.
- **December 9, 2015: Family Homeless Shelter.** FCOHREP staff conducted a fair housing presentation for new residents at the facility. The session included an overview of fair housing laws with an emphasis on issues related to race, national origin, and familial status. Fair housing brochures were distributed. Eleven residents attended the session.
- **December 16, 2015: Private Residential Sr. Living Facility (62 and over), Springfield, VA.** FCOHREP staff conducted a fair housing presentation and distributed fair housing brochures to residents. The presentation included an overview of fair housing laws with an emphasis on reasonable accommodation/modification requests. Forty residents attended the session.
- **January 13, 2016: Family Homeless Shelter.** FCOHREP staff conducted a fair housing presentation for new residents at the facility. The session included an overview of fair housing laws with an emphasis on issues related to race, national origin, and familial status. Fair housing brochures and related materials were distributed to attendees. Seven residents attended the session.

- February 3, 2016: Private Residential Multi-Family Rental Complex-Alexandria, Fairfax County, VA.** FCOHREP staff conducted a fair housing presentation for employees at the complex. Attendees included the manager, leasing agents, maintenance and staff operating on-site and at other facilities in the area. Information provided included an overview of fair housing laws with an emphasis on requests for reasonable accommodations and modifications, a particular concern for the property. Eleven employees attended the session.
- February 10, 2016: Family Homeless Shelter.** FCOHREP staff conducted a fair housing presentation for new residents and a caseworker at the facility. The session included an overview of fair housing laws and protected classes covered, with an emphasis on issues related to race, national origin, and familial status. Fair housing brochures and related materials were distributed to attendees. Four people attended the session, including three residents and one counselor.
- February 20, 2016. Housing & Community Services of Northern Virginia (HCSNV) 1<sup>st</sup> Time Home Ownership Education Class (English), Fairfax County, VA.** FCOHREP staff conducted a fair housing/lending training session for attendees and presenters participating in an all-day class offering a variety of programs related to first-time homeownership. Information provided included an overview of fair housing and fair lending laws, the agency's role in fair housing enforcement, the complaint process, and the resources and education and outreach services available through the agency. Fair housing brochures and related materials were distributed to attendees. Sixteen people attended the presentation.
- February 27, 2016. Housing & Community Services of Northern Virginia (HCSNV) 1<sup>st</sup> Time Home Ownership Education Class (English), Falls Church, VA.** FCOHREP staff conducted a fair housing training session for attendees and presenters participating in a first-time home-ownership program. Information provided included an overview of fair housing and lending laws, the agency's role in fair housing enforcement, the complaint process, and resources and education and outreach services available. Fair housing brochures and related materials were distributed to attendees. Five people attended the presentation.
- March 26, 2016: Sant Nirinkari Women's Conference:** FCOHREP staff conducted a presentation for attendees. Information provided included an overview of applicable civil rights laws and the role of the agency in enforcement. Approximately 60 individuals attended the session.
- April 15, 2015: Fair Housing Month Workshop.** FCOHREP held a training session and luncheon as part of its Annual Fair Housing Month Event. The presentation covered fair housing basics (history, protected classes, prohibited activities and reasonable accommodations). The session also included a review of new guidance from HUD (disparate impact, Affirmatively Furthering Fair Housing, proposed harassment rule, and criminal records). In addition, various scenarios were presented to illustrate the material covered. Staff from the Equal Rights Center (ERC) and the HUD Fair Housing and

Equal Opportunity DC Field Office conducted the session. The presentation was developed in collaboration with and with input from FCOHREP staff. Approximately 170 people from the private, non-profit and public sectors attended.

- **April 23, 2016: Community Services of Northern VA, First Time Home Ownership Education Class.** FCOHREP staff provided a brief overview of fair housing and fair lending laws, the agency's role in enforcement, the complaint process, and the resources and education and outreach services available. Fair housing/lending brochures and related materials were distributed. Fourteen prospective homebuyers attended the session.
- **April 27, 2016: Family Homeless Shelter.** FCOHREP staff gave a fair housing presentation for residents of the shelter seeking housing to inform them of their fair housing rights. The session included an overview of fair housing laws, examples of practices prohibited, the role of the agency in enforcement, and the complaint process. Fair housing brochures and related materials were distributed. Nine residents and one caseworker attended the session.
- **May 21, 2016: Community Services of Northern VA, First Time Home Ownership Education Class.** FCOHREP staff provided a brief overview of fair housing and lending laws, the agency's role in enforcement, the complaint process, and the resources and education and outreach services available. Fair housing/lending brochures and related materials were distributed. Seven prospective homebuyers attended the session.
- **May 25, 2016: Housing Locator Services, Fairfax County Office to Prevent and End Homelessness (OPEH).** FCOHREP staff provided an overview of fair housing laws, protected classes covered, practices prohibited, and the complaint process for counselors working in partnership with housing locator services to find housing for homeless individuals and families. Approximately 40 individuals registered for the session.
- **June 10, 2016: NVAR/MRIS Property Management Day.** FCOHREP staff conducted a fair housing presentation for property managers operating in Northern Virginia at an event sponsored by the local real estate community. Information provided included an overview of Virginia and local fair housing laws. Topics covered included reasonable accommodations and modifications, assistance animals, hoarding, and new HUD guidance on fair housing and criminal records. Fair housing/lending brochures and related materials were distributed. A total of 100-plus persons attended the session.
- **June 18, 2016: Community Services of Northern VA, First Time Home Ownership Education Class.** FCOHREP staff provided a brief overview of fair housing and lending laws, the agency's role in enforcement, the complaint process, and the resources and education and outreach services available. Fair housing/lending brochures and related materials were distributed. Twelve prospective homebuyers attended the session.



### ***Resource Festivals:***

FCOHREP staff members hosted and managed information booths at various resource fairs throughout the county. Staff members displayed and distributed fair housing brochures and related materials, provided information about the services and resources available, discussed the enforcement role the agency provides, and answered questions. A list of the resource fairs hosted by FCOHREP staff is given below:

- **August 2, 2015: Fiesta Boliviano, Centerville, VA.** FCOHREP hosted a resource table at the event. Approximately 40 people stopped by the FCOHREP table to obtain information and pick up materials.
- **August 15-16, 2015: VietFest, McLean, VA (Tysons Corner).** FCOHREP hosted a resource table at this two-day event. Over the course of the two-day period, approximately 65 individual visited the table for information and resource materials.
- **August 19, 2015: Stuart Pyramid Back-to-School Resource Fair.** FCOHREP hosted a resource table at this event, which was held at the J.E.B. Stuart High School. Approximately 250 individuals stopped by the table for information.
- **August 25, 2015: Lee Pyramid Back-to-School Resource Fair, Fairfax.** FCOHREP hosted a resource table at this event. Approximately 450 persons attended, with 150 persons visiting the table to obtain informational materials.
- **September 2, 2015: Lanier Middle School Resource Fair, Fairfax.** FCOHREP hosted a resource table at this event. Approximately 350 persons attended, some of whom stopped by the table to obtain informational materials.
- **September 26, 2015: Reston Multicultural Day, Reston, VA.** FCOHREP hosted a resource table at the event. During the course of the day, approximately 150 individuals stopped by the table to ask questions and to pick up informational materials.
- **October 3, 2015: Northern Virginia Pride Festival.** FCOHREP hosted a resource table at this event. Approximately 150 persons attended the festival during the hours staffed by FCOHREP. Approximately 25 persons received fair housing brochures and related materials.
- **October 3, 2015: Feria de Salud.** FCOHREP hosted a resource table at this event. The event provides health screenings and community resource information to Hispanic individuals who live in and around the Williston community. Agency materials, including fair housing brochures, were available to attendees. Approximately 100 persons attended the event, a steady stream of whom stopped by the OHREP table.

- **October 3-4, 2015 (2-day event): Fall for Fairfax.** FCOHREP staff hosted a resource table at this two-day event. Staff provided a “Fair Housing” playhouse for children. While the children colored and played in the house, staff handed out informational materials to parents and answered their questions. Coloring pages and bookmarks promoting fair housing and diversity were also distributed to the families. Several hundred people attended the event over the course of both days; approximately 350 person visited the FCOHREP resource table.
- **December 4, 2015: Dar Al Hijrah.** FCOHREP hosted a resource table during Friday prayers and a Press Conference with Congressman Don Beyer and other elected officials. Fair Housing brochures were among the materials available for attendees. Approximately 80 persons visited the table.
- **February 6, 2016: Chinese New Year Festival.** FCOHRP staff hosted a resource table at the event. Agency brochures, including fair housing materials, were available and distributed to attendees. Approximately 150 individuals attended the festival.
- **March 5, 2016: Feria de Salud.** FCOHREP staff hosted a resource table. The event provides health screenings and community resource information to Hispanic individuals who live in and around the Williston community. Agency materials, including fair housing brochures, were available to attendees. Approximately 50 individuals attended the event, a steady stream of whom stopped by the FCOHREP resource table.
- **March 19, 2016: Northern Virginia Housing Expo.** FCOHREP staff hosted a resource table at the Expo. Fair housing brochures in several languages were available to attendees along with related materials. Approximately 40 attendees visited the FCOHREP table.
- **April 8, 2016: Culmore Multicultural Community Day.** FCOHREP hosted a resource table at this event. Fair housing brochures and related materials, including fair housing coloring pages and bookmarks for children, were available to attendees. Approximately 100 persons received materials.
- **April 16, 2016: Celebrate Communications.** FCOHREP hosted a resource table at this event, a resource forum for persons who are deaf and hard of hearing. Fair housing brochures and related materials were available to attendees. Approximately 25 people received materials.
- **May 13, 2016: Woodburn Fun Run/Resource Fair.** FCOHREP hosted a resource table at this event. Fair housing brochures and related materials were available to attendees. (Fair housing coloring pages and bookmarks were also available for children). Approximately 30 persons received materials

- **May 14, 2016: World of Possibilities Expo.** FCOHREP hosted a resource table at this event, a resource fair for persons with disabilities and seniors. Fair housing brochures and related materials were available to attendees. (Fair housing coloring pages and bookmarks were also available for children). Approximately 45 persons received materials.

***Brochures/Publications:***

In addition to the various brochures and other publications distributed at fair housing presentations, resource fairs, receptions, and other venues listed, additional brochures were made available upon request, including the following:

- **August 18, 2015: Springfield Family Resource Center.** Fair housing brochures and related materials supplied to the Office of Consumer Affairs were distributed to attendees at a local tenant meeting about the rights and responsibilities of tenants. Ten tenants attended the meeting and received the brochures and related informational materials.
- **October 14, 2015: Family Homeless Shelter.** Staff from the County's Consumer Affairs Branch provided fair housing brochures and related materials to nine residents at the shelter.
- **October 23, 2015: Real Estate Agency.** Twenty-five copies of an agency brochure: "Fair Lending: A Guide to Identifying Discriminatory Practices in Lending" were provided to an agent with a local real estate agency for display at office.
- **November 2015: Fairfax County Library System.** Six-hundred and fifty brochures (325 copies of "Fair Lending: A Guide to Identifying Discriminatory Practices in Lending," and 325 copies of "Creating Inclusive Communities: Thinking Beyond NIMBY") were distributed throughout the County's library system for display. All 13 libraries each received 50 brochures (25 copies of each brochure) for patrons.
- **November 13, 2015: Bailey's Senior Center.** Fair housing brochures and related materials were distributed to attendees at an outreach event conducted by staff from the County's Consumer Affairs Branch. Nineteen seniors attended the program.
- **November 19, 2015: South County Center-Consumer Affairs Event.** Twenty fair housing brochures and related materials were provided to young adults participating in a county event about tenant rights and responsibilities.

- **December 21, 2015: Fairfax County Homeownership and Relocation Services (DHCD).** Four hundred brochures (200 “Fair Lending: A Guide to Identifying Discriminatory Practices in Lending” and 200 “Creating Inclusive Communities: Thinking Beyond NIMBY”) were provided for distribution to participants at various programs, and to partner organizations and other groups working throughout the community on homeownership related activities.
- **March 24, 2016: Legal Information for Life Events Workshop.** FCOHREP fair housing brochures and related materials provided to the Office of Consumer Affairs were distributed at the workshop. Seventeen individuals attending the event received information materials, including fair housing brochures and related materials.
- **April 1, 2016: Springfield Family Resource Center.** FCOHREP fair housing brochures and related materials were distributed by the Office of Consumer Affairs to attendees at a local tenant meeting about the rights and responsibilities of tenants. The meeting was held as part of the Springfield Community Series. Nineteen tenants attended and received the fair housing brochures and other related materials.

#### ***Media/Advertising***

- **July 1, 2015-June 30, 2016: Fair Housing Programs, Channel 16, Fairfax County Government Cable TV Station.** The station continued to broadcast, on a regular basis, several programs produced in collaboration with FCOHREP designed to educate the public, housing providers, those seeking housing, real-estate professionals, housing counselors and others about fair housing laws and related issues. Programs shown include a public service announcement, “*The Human Rights Commission*” describing the role of the agency, protected classes covered under fair housing laws, and how to file a complaint; “*Fair Housing for Seniors and Persons with Disabilities*” that airs three times a week; “*Conozca Sus Derechos*”, an interview about fair housing rights that is conducted entirely in Spanish and broadcast four times a week; and “*No Place Like Home: The Foreclosure Crisis and Predatory Loans*” that airs once a week. All of the above programs are also available for viewing on computer via live video streaming at air time, through video on demand, and on the agency’s web site.
- **July 1-September 30, 2015: Fairfax Connector (Transportation).** During this time period, FCOHREP continued to run fair housing ads in both English and Spanish on the Fairfax Connector, Fairfax County’s local transit bus service.

#### ***Other Outreach Related Activities:***

- **September 15-October 15, 2015: Hispanic Heritage Month Proclamation.** The Fairfax County Board of Supervisors issued a proclamation at its September 22 meeting

designating September 15-October 15, 2015 as Hispanic Heritage Month in Fairfax County. The ceremony was broadcast on the County's cable TV station. FCOHREP hosted a reception following the proclamation presentation featuring a display and exhibit with posters and agency brochures.

- **September 15, 2015: Fairfax County Human Rights Commission Fair Housing Taskforce Meeting.** FCOHREP staff members provide support and facilitate meetings of the Taskforce comprised of stakeholders from the housing industry, and representatives of community associations, non-profit groups, the public sector, and the public. Topics covered included the recent Supreme Court decision affirming Disparate Impact (*Inclusive Communities v. Texas*); an impending case, *Spokeo v. Robins* (can an individual sue by alleging that a company violated a federal statute without also alleging that he or she has actually suffered any injury); and other emerging issues in the fair housing field.
- **November 2015: American Indian Heritage Month (November).** The Fairfax County Board of Supervisors issued a proclamation on October 20, 2015 designating November "American Indian Heritage Month" in Fairfax County. Various representatives from organizations and groups concerned with issues related to the American Indian community were present.
- **December 15, 2015: Fairfax County Human Rights Commission Fair Housing Taskforce Meeting.** FCOHREP staff members provide support and facilitate meetings of the Taskforce comprised of stakeholders from the housing industry, and representatives of community associations, non-profit groups, the public sector, and the public. Topics covered included the County's upcoming Analysis of Impediments and related meetings, the promotion and marketing of universal design principles, and an update on state legislative issues related to efforts to add sexual orientation and source of income as protected classes in the State.
- **February 2, 2016: African American Heritage Month.** The Fairfax County Board of Supervisors issued a proclamation designating February 2016 as African American Heritage Month in Fairfax County. Various representatives from organizations and groups concerned with African American issues and members of the community attended the presentation.
- **March 1, 2016: Fairfax County Human Rights Commission Fair Housing Taskforce Meeting.** Staff members provide support and facilitate meetings of the Taskforce. Presentations and topics discussed at the March meeting included suggestions for collaborative efforts to promote universal design concepts to appeal to the broader community, not just the disabled and the elderly; a discussion of housing choice voucher programs that included how to increase broader participation by housing providers; and the failure of recent legislative efforts to add sexual orientation as a protected class in Virginia and the prospects for a more a successful outcome in the future.

- **April 2016: Fair Housing Month Proclamation.** The Fairfax County Board of Supervisors issued a Fair Housing Month Proclamation announcing April 2016 Fair Housing Month in Fairfax County at its March 15 Board meeting, a public meeting that over 100 people generally attend. The proceedings are streamed and carried on the County's Channel 16 TV station. The Chair of the Fairfax County Human Rights Commission accepted the Proclamation on behalf of the agency and addressed the Board. The agency displays the Proclamation in its offices throughout the year for visitors and others to see.
- **April 4-8, 2016: Fair Housing Display.** FCOHREP erected a Fair Housing Month Display in the foyer inside the main entrance of the Fairfax County Government Center. The display featured posters and Fair Housing brochures in several languages. Additional brochures (Fair Lending, Harassment Free Housing, and Creating Inclusive Communities), related fair housing materials, and promotional items (posters, bookmarks and pens) were available for visitors to the display. Several hundred visitors and employees walk through the Government Center on a daily basis and were exposed to the display and related materials. Visitors to the exhibit selected approximately 350 promotional items (fair housing brochures, posters, bookmarks, and pens).
- **April 14, 2016: Dar Al Hijrah's Islamic Center.** Both FCOHREP's Fair Housing Enforcement Supervisor and a Fair Housing Investigator attended an outreach luncheon organized by the Center. The event provided an opportunity for FCOHREP staff to network with the Center's new outreach team and exchange business cards.
- **April 15, 2016: Fair Housing Month Art/Poster and Literary Contest.** The Fairfax County Student Human Rights Commission (SHRC) sponsored its annual Fair Housing Art/Poster and Literary Contest. The theme, chosen by members of the Student Human Rights Commission, was "Shared Opportunity in Every Community." FCOHREP staff worked closely with students on the SHRC who promoted the contest at various high schools throughout the county. The Northern Virginia Association of Realtors sponsored prizes for contest winners presented at the agency's annual fair housing month event.
- **April 19, 2016: Khalil Gibran Spirit of Humanity Gala, hosted by the Arab American Institute.** The Gala is an opportunity for Arab Americans to celebrate the civic and cultural contributions of the Arab American community, to take pride in shared heritage, and to acknowledge the role Arab Americans continue to play in creating a vibrant future for the country. FCOHREP staff attended the event to network with Arab-American constituents and educate about the work of the agency.
- **April 21, 2016: The National Korean American Service & Education Consortium (NAKASEC).** FCOHREP staff met with representatives of the organization to discuss outreach and partnership opportunities.
- **April 26, 2016: Arab American Heritage Month (April 2016).** The Fairfax County Board of Supervisors issued a proclamation designating April 2016 as Arab American Heritage Month in Fairfax County. Various representatives from organizations and

groups concerned with Arab American issues along with members of the local community and others attended. Channel 16, the County's TV station, streamed and carried the event. Approximately 45 persons attended a reception held prior to the proceedings.

- **May 2016: Asian/Pacific American Heritage Month.** The Fairfax County Board of Supervisors issued a proclamation on April 26, 2016 designating May 2016 as Arab American Heritage Month in Fairfax County. Various representatives from organizations and groups concerned with Asian/Pacific American issues along with members of the local community and others attended the event. Channel 16, the County's TV station, streamed and carried the event live. Approximately 15 persons attended a reception following the meeting.
- **May 5, 2016: Holocaust Remembrance Day.** The Fairfax County Board of Supervisors issued a proclamation at its April 26, 2016 meeting designating May 5, 2016 as Holocaust Remembrance Day in Fairfax County. Representatives from several organizations and groups attended to show their support along with others in the community. Channel 16, the County's TV station, streamed and carried the event.
- **May 11, 2016: Celebrating Empowering Voices Gala, hosted by the Muslim Public Affairs Council (MPAC).** At this Gala, MPAC celebrated seven individuals who have empowered the organization's work by increasing the impact and engagement of Muslim-Americans with the administration, federal agencies, Congress and partners in civil society. FCOHREP staff attended the event to network with Muslim-American constituents and to educate them about the work of the agency. Information shared with some of the individuals in attendance included the role of the agency in enforcement and contact information (business cards).
- **June 21, 2016: Fairfax County Human Rights Commission Fair Housing Taskforce Meeting.** Staff members provide support and facilitate meetings of the Taskforce, which includes stakeholders from the housing industry, and representatives of community associations, non-profit groups, the government sector, and the public. The task force ensures that regular contact and working arrangements are created and maintained between those with an interest in fair housing. It also provides a forum for discussion and clarification of the fair housing needs of various communities in the county. Issues discussed included legislative efforts to increase protected classes covered (sexual orientation, source of income), HUD guidance (criminal records, sexual harassment), immigrant advocacy, and proffer legislation and potential impact on affordable housing initiatives.

***Fair Housing Training Opportunities, Conferences, and Meetings Attended:***

Fair Housing Training was provided to HCD staff on the following topics: Hoarding as a disability and Fair Housing. In addition:

- **July 28, 2015: National Fair Housing Alliance (NFHA) - Webinar "Fighting Housing-Related Hate Crime."** FCOHREP's Fair Housing Coordinator viewed the webinar.

- **August 18, 2015: NFHA – Webinar “Expanding Opportunity: HUD’s New Affirmatively Furthering Fair Housing Regulation.”** FCOHREP’s Fair Housing Coordinator viewed the webinar.
- **September 1-3, 2015: HUD Policy Conference – “A Call to Advance Housing Rights and Opportunities.”** FCOHREP’s Director, Deputy Director and Fair Housing Coordinator attended the conference; investigative staff members viewed the sessions on-line.
- **September 11-12, 2015: John Marshall Law School - “Investigation and Resolving Fair Housing Cases.”** Sessions included Fair Housing in Post Ferguson America; The Impact of Inclusive Communities; The HUD New Rule on Affirmatively Furthering Fair Housing; Looking at International Law and the Duty to Eradicate Housing Discrimination; Implicit Racism and its Impact on Fair Housing; New Challenges in Testing; and A Look at the Fair Housing Act, Its Regulations, and Programs. FCOHREP’s Fair Housing Coordinator attended the sessions.
- **October 21, 2015: NFHA – Webinar “Real Estate Sales Discrimination in the United States.”** Key legal precedents in sales enforcement, the relationship between steering and segregation, and current fair housing issues in the real estate market. FCOHREP’s Fair Housing Enforcement Supervisor and Fair Housing Coordinator viewed the webinar.
- **November 24, 2015: NFHA – Webinar “HUD’s Proposed Rule on Discriminatory Harassment Practices Under the Fair Housing Act.”** Housing Enforcement Supervisor and Fair Housing Coordinator viewed the webinar.
- **February 1-5, 2016: National Fair Housing Training Academy -Week One-Fair Housing Law and Ethics, Effective Fair Housing Intake, and Critical Thinking and Investigation including Interview Techniques.** Two FCOHREP investigators participated and successfully completed Week One of a five-week core curriculum fair housing enforcement program for fair housing investigators that provides certification to successful participants as fair housing professionals.
- **April 6-9, 2016: Massachusetts Commission Against Discrimination: Fair Housing and Civil Rights Conference.** The event featured workshops, panel discussions and career development opportunities, all led by distinguished civil rights activists, government officials, and non-profit organizations. FCOHREP’s Fair Housing Enforcement Supervisor and two investigators attended the conference.
- **April 18-24, 2016: Patricia Roberts National Fair Housing Training Academy (NFHTA). Week Two-Legal Framework and Evidence.** Two FCOHREP investigators successfully completed the Week 2 training.



- **April 28, 2016: 12<sup>th</sup> Annual D.C. Annual Fair Housing Symposium: Laying the Blueprint for Advocacy.** Panel Discussion on furthering fair housing and related issues. FCOHREP's Fair Housing Enforcement Supervisor and Fair Housing Coordinator attended the symposium.
- **May 10-12, 2016: Patricia Roberts NFHTA. Conciliation for Fair Housing Investigators.** FCOHREP's Deputy Director and the agency's Fair Housing Enforcement Supervisor successfully completed the training.
- **May 16-20, 2016: Patricia Roberts NFHTA. Week 3-Standards for Testing Cases, Reasonable Accommodation and Modification, Psychological Impact of Discrimination, and Negotiation Skills/Conciliation for Investigators.** Two FCOHREP investigators successfully completed the training.
- **June 25-28, 2016: NFHA – Annual National Fair Housing Conference.** FCOHREP's Fair Housing Coordinator and the agency's Fair Housing Enforcement Supervisor attended sessions at the meeting. Topics covered included an annual update on key fair housing cases, fair housing testing investigations, fair housing barriers for people with criminal records, federal fair housing/lending enforcement (HUD/Department of Justice), and information on how to build a fair housing toolkit.

#### REQUESTS FOR INFORMATION:

**July 1, 2015-June 30, 2016:** During this period, FCOHREP 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.

#### Specific Impediments and Actions Taken

Impediments, recommendations, and actions taken are provided below:

**Impediment:** People of color are projected to be a majority in Fairfax County by 2030.

This demographic shift of an increasing minority population and a decreasing white population may require continued planning and outreach and continued monitoring to avoid possible community tension.

**Recommendation:** The County of Fairfax should continue to be proactive in reaching out to and connecting community leaders to increase cultural awareness and understanding within and across communities.

- ***To facilitate its education and outreach efforts (workshops, resource fairs, and cultural events), FCOHREP staff communicated and initiated meetings with a number of individuals in leadership positions at a variety of groups and organizations operating in the county. This included interacting with officials at organizations serving members of minority communities,***

*seniors, first-time homeowners, homeless populations, the disability community, veterans, faith communities, and women's groups.*

- *FCOHREP's association with county boards, commissions, committees, and meetings also offered the agency the opportunity to connect with community leaders. For example, the Human Rights Commission's Taskforce brings together representatives of community associations, non-profit groups serving a variety of protected classes, and those in leadership positions in the real estate industry. This offers FCOHREP staff and taskforce members an opportunity to interact with leaders in the community on a regular basis and discuss how to work together to identify and address issues of concern. As part of those efforts, agency staff also reached out to guest speakers, providing an opportunity for FCOHREP staff and members of the taskforce to interact with other leaders in the community to address issues of concern. For example, when members of the County's Building for all Committee (BFAC) presented to the group, it resulted in the following:*
  1. *An offer from the Northern Virginia Association of Realtors (NVAR) to promote universal design by contributing to NVAR's print, electronic and social media marketing efforts.*
  2. *A willingness on several fronts to collaborate with BFAC on developing a training on marketing universal design for realtors.*
  3. *Assistance navigating the state licensing system to review existing training materials.*
  4. *Guidance on how to get something designated as an officially designated Continuing Education Unit (CEU) for realtors statewide.*
  5. *An invitation was extended for BFAC representatives to be involved with the evolving NVAR Realtor-Builder Series, an excellent venue for BFAC members to become more acquainted with builders and to better familiarize them with the benefits of universal design.*
- *In addition, through its support for and facilitation of various proclamations issued by the County's Board of Supervisors, the agency worked closely with community leaders, including individuals representing African-American, Hispanic, American Indian, Arab American, Jewish, and Asian Pacific communities.*

**Impediment:** Blacks and Hispanics appear disproportionately served by high cost lending to a degree that appears to indicate major barriers to access to mainstream credit. More must be done to address and eliminate the disparities in high cost lending and access to mainstream mortgage credit by minorities and minority communities.

**Recommendation:** The County of Fairfax should:

a) Provide counseling and education to communities in which high cost lending is a major presence to help them become informed lending consumers.

- *FCOHREP conducted Know Your Rights fair housing/fair lending presentations at several sessions attended by participants in first-time homebuyer education classes. The classes typically included individuals from a variety of racial and ethnic backgrounds, with some sessions conducted entirely in Spanish.*

- ***FCOHREP distributed copies of its brochure “Fair Lending: A Guide to Identifying Discriminatory Practices in Lending” throughout the library system and at various education and outreach activities (presentations, resource fairs, meetings) and to other County agencies for distribution (Department of Housing and Community Development, Office of Consumer Affairs). The brochure is also available on the agency’s web site. In addition, a video, “No Place Like Home: The Foreclosure Crisis and Predatory Loans”, continues to be broadcast once a week, and is available for viewing on computer via live video streaming at airtime, through video on demand, and on the agency’s web site.***

**Impediment:** Fair housing complaints filed with HUD and agencies like the Commission are dramatically below estimated incidents of housing discrimination.

**Recommendation:** The County of Fairfax should:

a) Continue an active fair housing awareness and education campaign to ensure that housing consumers have information on their rights under the federal and state fair housing laws, as well as Fairfax County’s local ordinance;

- ***The agency conducted approximately 26 Know Your Rights presentations, hosted or managed booths at 17 community events throughout the county, and attended and distributed fair housing materials at myriad other locations, meetings and events. In addition, Channel 16, the County’s local TV station with a viewership throughout the area, continued to broadcast several programs produced with FCOHREP designed to educate audiences on fair housing and fair lending issues. The agency also conducted a fair housing advertising campaign using the local transit bus service. In addition, all of the agency’s presentations, workshops and publications provide information on the complaint process, including the complaint process.***

b) Continue to collaborate with other organizations in fair housing training events:

- ***FCOHREP collaborated with a number of other organizations to conduct Know Your Rights presentations/workshops. They included collaborations with the Equal Rights Center, Community Services of Northern Virginia, Office of Consumer Affairs, Office to Prevent and End Homelessness and related locator services, Northern Virginia Association of Realtors/ Metropolitan Regional Information Service (MRIS), Department of Housing and Community Development, and Department of Administration for Human Services (Residential Facilities). A number of these events were offered in conjunction with a variety of non-profit housing providers funded by the County.***

c) Continue to conduct outreach to ensure that members of the public, as well as County staff who provide services to the public, can readily access and understand their options when they believe they have experienced housing discrimination;

- ***In addition to workshops, FCOHREP hosted several booths at events throughout the community attended by the public with staff members available to answer questions, provide information, distribute materials and, when appropriate, distribute fair housing brochures in different languages. The FCOHREP web site includes access to Know Your Rights fair housing brochures in seven different languages. Additional brochures and materials were available that deal with issues related to fair lending, harassment, disability, and NIMBY (Not In My Backyard). Brochures are available throughout the library system, through numerous County***

**agencies, and at various other organizations in the private and non-profit sectors. In addition, the web site includes access to videos dealing with fair housing/fair lending issues, one of which is conducted entirely in Spanish. The videos, broadcast on a regular basis on the County's local TV station, are also available for download and streaming at any time. The FCOHREP web site, all brochures, ad campaigns, and videos contain information about how to contact the agency for information and how to file a complaint. In addition, the information is provided at presentations and other outreach events. On some occasions, staff conducted outreach activities in different languages (Spanish, Arabic).**

d) Continue to work with local housing providers and the local landlord and property management and real estate trade groups to develop effective fair housing educational programs for large and small providers of rental housing:

- **FCOHREP conducted a fair housing presentation arranged by NVAR and sponsored by MRIS for over 100 property managers representing both large and small properties. FCOHREP staff also conducted several presentations for property managers, leasing agents, and employees at private residential communities, non-profit organizations that provide housing, and County-owned properties, both large and small.**

e) Continue to make fair housing information readily available to the public in a variety of locations (e.g., public libraries, social services offices, transportation terminals);

- **FCOHREP regularly provides all County libraries with Know Your Rights brochures in all seven languages, and with fair lending, harassment, and other publications and related materials. The agency also provided the Department of Family Services, Department of Housing and Community Development, Office of Consumer Affairs, Area Agency on Aging and other outside groups with fair housing/fair lending publications. In addition, FCOHREP ran fair housing ads in both English and Spanish on the Fairfax Connector, Fairfax County's local transit bus service.**

f) Continue to ensure that information provided to the public is in alternative languages;

- **All FCOHREP Know Your Rights brochures are available in eight different languages (English, Spanish, Korean, Vietnamese, Chinese, Arabic, Somali, and Amharic).**

h) Issue annual reports on fair housing efforts, statistics, and enforcement by the Commission which are available to the public;

- **FCOHREP publishes an Annual Report that includes information on the number of housing cases received, percentages based on protected class, and number of cases resolved.**

j) Continue to conduct increased outreach through homebuyer education to increase public knowledge in sales and lending transactions to better identify incidents of housing discrimination.

- **FCOHREP regularly conducted fair housing/fair lending presentations, some provided entirely in Spanish, at homebuyer education classes that included information on how to identify housing discrimination in sales and lending transactions and on the complaint process.**

**Impediment:** Some housing providers advertising properties located in Fairfax County sometimes use discriminatory language which can result in restricting fair housing choice.

**Recommendation:** The County of Fairfax should:

a) Support continued education to ensure compliance with fair housing laws;

- ***All Know Your Rights brochures produced and fair housing presentations conducted by FCOHREP include information noting that it is prohibited under fair housing laws to use discriminatory advertising or make any discriminatory statement in connection with any real estate or real estate-related transaction, and that the prohibition applies to single-family and owner-occupied housing that is otherwise exempt.***

c) Ensure that the County's advertising continues to reflect and appeal to a diverse community.

- ***FCOHREP brochures and related materials include photographs that reflect and appeal to a diverse community.***

**Impediment:** Complaint filing numbers show that those with disabilities are the most common protected group filing housing discrimination complaints and appear to experience limited housing choice. Landlords are unaware of their obligations with respect to the housing needs of people with disabilities.

**Recommendation:** The County of Fairfax should:

a) Continue to conduct more outreach about the rights of homeseekers and responsibilities of housing providers in this area, in particular, targeted education related to accessibility, reasonable accommodations, and modifications;

- ***FCOHREP includes information on the rights of members of the disabled community to ask for reasonable accommodation and modification in all the fair housing presentations conducted. Particular emphasis to this issue was provided in presentations conducted for property managers at both private and public properties, HOA board members, residents and staff at senior facilities, staff and residents at homeless shelters, housing locator caseworkers, and first-time homebuyer classes attendees. All Know Your Rights brochures contain information on this issue. In addition, the agency continues to distribute its Reasonable Accommodations and Modifications Self-Advocacy Toolkit and Fact Sheet to disability groups.***

c) Conduct trainings on fair housing to County Boards and Commissions and have educational programs open to the public specific to the fair housing needs of those with disabilities;

- ***FCOHREP staff conducted fair housing training for new and current members of the Human Rights Commission. Since disability issues account for a large percentage of the complaints received by the agency, special emphasis was placed on the fair housing rights of the disabled, including the rights of members of the disability community to request reasonable accommodations/modifications and the processes and requirements involved.***
- ***Disability issues and requests for reasonable accommodations / modifications were also a focus of the fair housing training session at FCOHREP's annual fair housing month event, in particular requests for emotional support animals. Several members of the Commission***

***attended the session. Staff from a number of organizations, groups and agencies that serve that community attended as well as individuals with disabilities and others in the community.***

d) Continue to ensure fair housing activities sponsored by the County are welcoming to those with disabilities: welcoming seating, notice of accommodation needs on flyers, accessible locations near transportation, enhanced communication technology for listening or hearing impaired.

- ***All FCOHREP publications and notices of events are available in pdf format and include a statement that all County programs, services, and activities will provide reasonable accommodations/alternative information formats upon request. All venues chosen for events are accessible and, when requested, accommodations provided.***

**Impediment:** Based on state building code, occupancy standards may limit the rental housing choices of families with children, Hispanics, and new immigrants.

**Recommendation:** The County of Fairfax should:

a) Educate housing providers on occupancy standards and discriminatory advertising of such standards;

- ***All Know Your Rights brochures and presentations conducted by FCOHREP staff for housing providers reference the prohibition against discriminatory advertising, and note that the prohibition applies to otherwise exempt properties.***

b) Provide for the dissemination of information about acceptable occupancy standards in both English and Spanish;

- ***FCOHREP staff regularly conduct fair housing presentations in Spanish. When addressing familial status protections, staff use the opportunity to discuss occupancy standards, populations affected and related fair housing issues.***

c) Ensure that the staff of County agencies and other organizations working with families and new immigrants in need understand the fair housing implications of overly restrictive occupancy standards by private housing providers and educate families about fair housing laws.

- ***All Know Your Rights presentations conducted by FCOHREP staff, in English and Spanish, include a discussion of issues related to all protected classes, including national origin and familial status. When addressing issues of concern to families with children and immigrants, staff use the opportunity to reference to occupancy standards and related fair housing issues. When presenting fair housing information to private housing providers as well as organizations and agencies that serve those populations, staff place a particular emphasis on the issue of occupancy standards and the populations most affected.***

**Impediment:** People with disabilities have limited housing choice in seeking housing that meets their needs, that is accessible and with access to any needed community based services. Those individuals with disabilities who face these issues are not able to age in place in the County in housing of their choice.

**Recommendation:** The County of Fairfax should:

f) Make a visible commitment to enhancing accessibility in single family housing by recognizing publicly that it makes economic sense and incorporating this goal in as many activities as possible.

- ***FCOHREP is represented on the County's Building for All Committee (BFAC), a coalition that advocates for all homes, including single-family housing, in the county to be comfortable, safe, and convenient and enhance the independence of residents of all ages, sizes and abilities. The committee focuses on accessibility and universal design for persons with disabilities, older adults and residents with special needs in terms of both renovations and new construction. BFAC coordinates a wide range of networks and activities to advocate, provide information, promote workshops, and disseminate information in regard to fair housing accessibility requirements and universal design best practices. Beneficiaries of BFAC's advocacy include professionals and consumers in the housing, building and residential industries, as well as local and state policy makers. The group is comprised of a coalition of County agency staff, community groups and professionals. County agencies represented include the Departments of Family Services, Planning and Zoning, Housing and Community Development, and Human Rights and Equity Programs. Outside groups represented include the American Association of Retired Persons (AARP) Virginia Chapter and Northern Virginia Resources Center for the Deaf and Hard of Hearing. Housing related professionals represented include realtors, architects and universal design academics, certified aging in place specialists, and more.***

**Impediment:** Elderly renters are likely to face significant difficulty when seeking affordable and accessible housing and elderly homeowners are likely to face serious barriers to maintaining their homes.

**Recommendation:** The County of Fairfax should:

a) Collaborate with senior and elder associations to inform the elderly about predatory lending and loan modification scams.

- ***The County's local TV station viewed by county residents continued to broadcast, on a regular basis, a video titled "No Place Like Home: The Foreclosure Crisis and Predatory Loans". The video airs once a week; it is also available for viewing on computer via live video streaming at airtime, through video on demand, and on the FCOHREP web site. The video identifies vulnerable populations, including the elderly.***

## **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 2016, \$2,075,736 of Affordable Housing Funds and \$725,651 of Targeted Public Services Funds were used by six nonprofits under contracts. The contract terms of each CDBG-funded public services activity require compliance with all applicable HUD and other federal regulations.

By contractual agreement, nonprofit recipients of CDBG funding for targeted public services are required to submit monthly and quarterly reports on services, outcomes, clients, demographics and expenditures through a web-based reporting system known as Web-R. In addition to regular monthly desk monitoring through electronic reports and correspondence, each of the three CDBG-funded targeted public services activities funded through the Consolidated Community Funding Pool was monitored by on-site visits during which client files and program records were sampled for contract compliance and reporting accuracy. Program staff also were interviewed.

Nonprofit affordable housing development projects are monitored through a vigorous underwriting process. The FCRHA has established written underwriting standards and guidelines which are used to evaluate every request for affordable housing development financing. FCRHA staff monitored compliance with the standards at each stage of the development process.

### **HOME Monitoring**

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

- tenant leases;
- income eligibility calculations (HUD Part 5 definition of Annual Income);
- compliance with HOME Rent Limits;
- tenant selection processes; and
- property standards.

HCD continues to use specific HOME affordable rental housing requirements checklists to conduct on-site monitoring of its rental projects for ongoing compliance with HOME affordable rental requirements. The checklists provide thorough information pertaining to household income, household size, income source documentation, and tenant lease information. Each monitoring site visit consists of a short



introductory meeting, review of the tenant files, closing meeting, and visual assessment of a unit. Staff generally found CHDO units to be in compliance with HOME Program affordable rental housing requirements and issued corrective actions accordingly.

In FY 2016, HCD performed on-site monitoring at three (3) FCRHA-owned, HOME-assisted properties, and five (5) non-profit organizations received HOME on-site rental compliance monitoring. The FCRHA properties were: Gum Springs Glen, Herndon Harbor, and Morris Glen. The non-profit organizations were: Gateway Homes, Community Havens, Pathway Homes, RIVA, Inc., and The Brain Foundation. The annual HOME Rent and Income compliance process was begun in May 2016 after the HUD release of updated HOME rent and income limits. Review of submitted reports and approval of rent amounts was underway in June 2016. A rent and income analysis was performed on all HOME-funded properties following the changes to the HOME rent and income limits in June 2016. Additional HOME on-site reviews were being scheduled as of July 2016.

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

In addition, in regards to ensuring compliance with program and comprehensive planning requirements, HCD provides limited neighborhood revitalization services to neighborhood Conservation Areas upon request.

### **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 October 14, 2014, the CCFAC held a public hearing to receive citizen input on housing and

community development needs for FY 2016. The hearing provided citizens with the opportunity to express their views on housing, community development and human service needs; fair housing needs; Fairfax County's consolidated plan performance; the impact of a tight budget on programs and services; how they foresaw the needs of the community changing; how they and/or their organizations planned to shift their emphasis in response to the changing conditions, needs, and resources; and how they would address the balance between immediate needs and long-term needs in terms of program areas such as prevention.

On February 17, 2015, the Fairfax County Board of Supervisors authorized the advertising of a public hearing on the Proposed Five-Year Plan for FY 2016 - FY 2020 and the Consolidated Plan One Year Action Plan for FY 2016 which was made available for public review and comment. The public hearing was held on March 24, 2015, at which the public was provided the opportunity to comment on the proposed use of funds as described in the Proposed Five-Year Plan for FY 2016 – FY 2020 and the Proposed One-Year Action Plan for FY 2016 in accordance with U.S. Department of Housing and Urban Development (HUD) regulations and guidelines. Citizens also were invited to comment on housing and community service needs in the county as well as to provide information concerning changes in housing and community service trends since the last Board public hearing on the Consolidated Plan in 2014.

The Fairfax County Board of Supervisors held the public hearing on March 24, 2015. At its meeting on April 12, 2015, the CCFAC considered all comments received and forwarded its recommended proposed Consolidated Plan One-Year Action Plan for FY 2016 to the Board of Supervisors for approval.

This performance report was made available to citizens, and the county received no citizen comments during the period September 2, 2016 through September 19, 2016. A copy of the public notice that was printed in local newspapers is provided as an Attachment. In addition, the draft Consolidated Annual Performance and Evaluation Report was posted on the Fairfax County government web site during the public comment period.

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

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

There were no changes in program objectives.

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
--------------------------------------------------------------------------------------------------------	----

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

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

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

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

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

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

The following HOME-assisted properties were inspected and tenant files reviewed in FY 2016:

- Gum Springs Glen
- Herndon Harbor
- Morris Glen
- Gateway Homes
- Community Havens
- Pathway Homes
- RIVA, Inc.
- The Brain Foundation

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

Vacant rental units are marketed in accordance with a written affirmative marketing plan.

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

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

Fiscal Year	Fund	Fund Name	Grant	Grant Name	Amount
2016	500-C50810	HOME	1380051-2016	HOME Development Costs	\$ 274,854
2016	500-C50810	HOME	1380080-2014	HOME Administration	298,076
				<b>Total Program Income</b>	<b>\$ 572,930</b>

Fiscal Year	Fund	Fund Name	Grant	Grant Name	Amount
2016	500-C50810	HOME	1380027-2014	Rehab FCRHA - Chatham	\$ 13,800
2016	500-C50810	HOME	1380027-2014	Rehab FCRHA - LRG	43,299
2016	500-C50810	HOME	1380082-2013	Special Needs Hsg - LRG	27,145
2016	500-C50810	HOME	1380027-2014	Rehab FCRHA - LRG	29,927
2016	500-C50810	HOME	1380082-2013	Special Needs Hsg - LRG	2,387
2016	500-C50810	HOME	1380082-2014	Special Needs Hsg - LRG	8,028
2016	500-C50810	HOME	1380027-2014	Rehab FCRHA - Springfield Grn	2,646
2016	500-C50810	HOME	1380082-2013	Special Needs Hsg - LRG	14,714
2016	500-C50810	HOME	1380050-2015	Tenant	4,180
2016	500-C50810	HOME	1380027-2014	Rehab FCRHA - LRG	18,386
2016	500-C50810	HOME	1380082-2013	Special Needs Hsg - LRG	12,588
2016	500-C50810	HOME	1380050-2015	Tenant	118,496
2016	500-C50810	HOME	1380052-2015	Administration	12,000
2016	500-C50810	HOME	1380092-2015	Afford Hsg RFP - Cornerstone	16,735
				<b>Total Program Drawn</b>	<b>\$ 324,331</b>

See also IDIS Reports PR 09 and PR 05.

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

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

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

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

### For Paperwork Reduction Act

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

##### Basic Grant Information

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

##### ESG Contact Name

Prefix	Mrs
First Name	Laura
Middle Name	O
Last Name	Lazo
Suffix	O
Title	Associate Director Grants Management

##### ESG Contact Address

Street Address 1	3700 Pender Drive
Street Address 2	0
City	Fairfax
State	VA
ZIP Code	-
Phone Number	7032465166
Extension	0
Fax Number	0
Email Address	Laura.Lazo@fairfaxcounty.gov

##### ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	

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

<b>Program Year Start Date</b>	07/01/2015
<b>Program Year End Date</b>	06/30/2016

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

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



**CR-65 - Persons Assisted (Replaced by ESG-CAPER Annual Reporting Tool (eCart)  
 – see Attachments section)**

**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 14 – 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 15 – 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 16 – 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 17 – 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 18 – 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 19 – 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 20 – 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 21 – 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	0.00%

Table 22 – Shelter Capacity

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

#### Rapid Rehousing

- *Number of Persons Served by ESG-funded Programs = 1,923*
- *Percentage Exiting to Permanent Destinations = 58% (797 out of 1,366 persons)*

#### Homelessness Prevention

- *Number of Persons Served by ESG-funded Programs = 908*
- *Percentage Exiting to Permanent Destinations = 61% (374 out of 613 persons)*

## CR-75 – Expenditures

### 11. Expenditures

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

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	0	285,236	209,149
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	16,273	37,100	59,061
Expenditures for Housing Relocation & Stabilization Services - Services	0	74,125	64,962
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>16,273</b>	<b>396,461</b>	<b>333,172</b>

Table 23 – ESG Expenditures for Homelessness Prevention

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

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	0	192,752	129,041
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	118,868	139,205	95,055
Expenditures for Housing Relocation & Stabilization Services - Services	0	62,464	62,465
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>118,868</b>	<b>394,421</b>	<b>286,561</b>

Table 24 – ESG Expenditures for Rapid Re-Housing

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

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
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 25 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
HMIS	0	0	0
Administration	0	0	0
Street Outreach	0	0	0

Table 26 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2013	2014	2015
1,545,756	135,141	790,882	619,733

Table 27 - Total ESG Funds Expended

**11f. Match Source**

	2013	2014	2015
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	135,141	790,883	619,733
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>135,141</b>	<b>790,883</b>	<b>619,733</b>

Table 28 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2013	2014	2015
3,091,513	270,282	1,581,765	1,239,466

Table 29 - Total Amount of Funds Expended on ESG Activities

# Attachments