

DRAFT

**FIVE-YEAR CONSOLIDATED
PLAN FOR FY 2022-2026**

AND

**CONSOLIDATED PLAN ONE-YEAR
ACTION PLAN FOR FY 2022
(July 1, 2021 – June 30, 2022)**



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Fairfax County, Virginia

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Fairfax County 5-Year Consolidated Plan for FY 2022-2026 and FY 2022 Annual Action Plan
2/1/21 draft

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FY 2022-2026 Five-Year Consolidated Plan/FY 2022 Annual Action Plan

Executive Summary

The Executive Summary will be written after the conclusion of the public comment period and Board of Supervisors' public hearing on 3/23/21

As the County completed this consolidated plan, residents, staff and participants grappled with the consequences of the COVID-19 pandemic. To respond to the pandemic, funding priorities changed, service delivery was adjusted and day-to-day staff routines changed. The COVID-19 appendix documents some of the changes for staff and participants as this plan was being completed, though the pandemic and the County's response to it is ongoing and impacts for are still being compiled.

Needs Assessment

Introduction to Data and Related Definitions

The data throughout this document is generated from the United States Census Bureau and the Department of Housing and Urban Development (HUD). The Comprehensive Housing Affordability Strategy (CHAS) dataset is a custom tabulation developed by the Census Bureau, derived from American Community Survey (American Community Survey) data. The most recent Comprehensive Housing Affordability Strategy data used in this document—the 2012-2016 5-year estimate—are determined for each jurisdiction that receives HUD funding. CHAS data has been supplemented by with analysis of the 2018 American Community Survey 1-Year Estimates. In response to select questions the Virginia Center for Housing Research (VCHR) at Virginia Tech created custom tabulation using 2012-2016 ACS PUMS data.

The term Area Median Income (AMI) is used to explain Comprehensive Housing Affordability Strategy data derived from American Community Survey data. Because Comprehensive Housing Affordability Strategy data are derived from American Community Survey data, Census definitions dictate the definitions of the variables discussed in these tables:

Small Family Household: A household with two-four members

Large Family Household: A household with five or more members

Elderly: Ages 62-74

Frail Elderly or Extra Elderly: Ages 75+

Household: All people living in a housing unit. Members of a household can be related or unrelated.

Family: Related individuals living in the same household

Nonfamily: Unrelated individuals living in the same household

HAMFI: HUD Area Median Family Income. This acronym is interchangeable with AMI (Area Median Income).

The following outlines HAMFI income categories used in this report.

- Extremely Low Income = 0-30% Area Median Income (AMI)
- Very Low-Income = 30-50% AMI
- Low-Income = 50-80% AMI
- Moderate-Income = 80%-120% AMI
- Median Income = 100% AMI

Below are the income limits that correlate to the tables outlined in the Needs Assessment and Housing Market Analysis, and the most recent income limits.

Household Size	Extremely Low Income (\$)		Very Low Income (\$)		Low Income (\$)		Median Income (\$)	
	2016	2020	2016	2020	2016	2020	2016	2020
1	22,850	26,500	38,050	44,100	49,150	55,750	76,000	88,200
2	26,100	30,250	43,450	50,400	56,150	63,700	86,900	100,800
3	29,350	34,050	48,900	56,700	63,150	71,650	97,750	113,400
4	32,600	37,800	54,300	63,000	70,150	79,600	108,600	126,000
5	35,250	40,850	58,650	68,050	75,800	86,000	117,300	136,100
6	37,850	43,850	63,000	73,100	81,400	92,350	126,000	146,200

Table # – Income Limits for Fairfax County

Data Source: HUD Income Limits Documentation System

Housing Problems and Severe Housing Problems

The four housing problems outlined in the data and narrative below are defined in narrow terms as follows:

- 1. Substandard Housing** – Lacking complete kitchen facilities
 - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
- 2. Substandard Housing** – Lacking complete plumbing facilities
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
- 3. Cost Burden** – Cost burden greater than 30% of income
- 4. Overcrowding** – More than one person per room

The four severe housing problems are similar, but have two distinct differences in the definitions for cost burden and overcrowding:

- 1. Substandard Housing** – Lacking complete kitchen facilities
 - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
- 2. Substandard Housing** – Lacking complete plumbing facilities
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
- 3. Cost Burden** – Cost burden greater than 50% of income
- 4. Overcrowding** – More than 1.5 persons per room

NA-05 Overview

Needs Assessment Overview

The most prevalent housing problem for Fairfax County households making less than 100 percent of AMI is housing costs. Among renter and owner households making less than 100% of AMI, more households (owner and renter), experience cost burden spending over 30 percent of household income on housing, than all other housing problems combined. On a 2018 dollar basis, gross rent increased 17 percent, while owner costs increased 3 percent from 2011 to 2018. The rise in renter income (13%) and owner income (14%) from 2011 to 2018 is similar. Renters spend a larger proportion of their income on housing cost, and cost-burden problem is more prevalent and severe among renter than among owners.

Households with extremely-low income have a high incidence of housing problems. Households with incomes less than 30 percent of the AMI are more often severely cost burdened than other populations. The Virginia Center for Housing Research (VCHR) estimates that the number of low income households will increase approximately 18 percent from 2018 to 2035 and the number of householders 65 and older to increase more than 55 percent from 2018 to 2035. Therefore, housing for low income households and seniors should be important considerations for Fairfax County over the next 15 years.

The second most prevalent housing problem, behind cost burden, is overcrowding, which may be seen as an unfortunate market response to high housing costs. Of the 87,275 households making less than the AMI, 10 percent live in housing units with more than one person per room. More renters face problems with overcrowding than owners.

The greatest need for more affordable housing is among small family households and singles (living alone or with roommates). Elderly households present the second greatest need. However, a larger proportion of large households and households with children have family incomes less than 50 percent of AMI, compared to the distribution of incomes among all households. Therefore, the need for affordable housing may be disproportionately great among large households and households with young children and/or individuals who are 75 and older.

A disproportionately high number of minority, non-white, households pay more than 30 percent of their household income for housing. Hispanic households experience cost burden most frequently. Approximately 44 percent of Hispanic households are cost burdened.

Below is an overview of the Needs Assessment; more detail is included in each corresponding section:

NA-10 Housing Needs

- Of all low-income households, 89% are cost burdened and 45% are severely cost burdened.
- Of all households, 21% have one or more of the severe housing problems (lacks complete kitchen or complete plumbing, severely overcrowded and severely cost burdened).
- The greatest need for more affordable housing is among small family households and singles (living alone or with roommates). Of those under the 100 percent AMI, the number of households with cost burden is 17,820.
- While the number of cost-burdened owners decreased 2011-2018, the number of cost-burdened renters increased.

NA-15 Disproportionately Greater Need: Housing Problems

- Households with very low incomes experience at least one of the housing problems at a higher rate than low-income (50-80% of AMI) and moderate-income (80-100% of AMI) households.
- Households with low incomes comprise a larger percentage of minority, non-white households than white households and all households
- Among low-income households, Black/African American and Hispanic households disproportionately experience housing problems, though disproportionality for Black/African American households is marginal, approximately 1%

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Households with extremely low incomes experience at least one of the housing problems at a higher rate than very low-income (30-50% of AMI), low income (50-80% of AMI) and moderate-income households (80-100% of AMI)
- Disparities in severe housing problems among racial and ethnic groups are less pronounced than for housing problems generally, though extremely low income (<30% of AMI), low income (30-50% of AMI) and moderate income (80-100% of AMI) Hispanic households disproportionately experience severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens

- Housing cost burdens are greatest among Black/African American and Hispanic.
- Hispanic households experience cost burden most frequently. 44 percent of Hispanic households are cost burdened.
- Black/ African American, Hispanic and Asian households are both disproportionately cost burdened and severely cost burdened.

NA-35 Public Housing

- All 1,060 Public Housing units were converted to federal Section 8 subsidies under the Rental Assistance Demonstration (RAD) program during FY 2017 and FY 2018.

NA-40 Homeless Needs Assessment

- According to the 2020 Point-in-Time Count, there were 1,041 people who were literally homeless in the Fairfax-Falls Church Community. This represents a 1% overall increase (7 more people) from the 1,034 people counted during the 2019 Point in Time Count.
- Of the 1,041 homeless persons who need assistance, 92 percent received aid from county assistance programs. Households with children are all assisted by the county's assistance program.

NA-45 Non-Homeless Special Needs Assessment

- As of 2018, 7.2% of Fairfax County's population, 81,522 civilian, non-institutionalized persons have a disability.
- As of 2020, a sample from the Community Service Board's (CSB) active cases shows that a total of 749 individuals with mental health and substance use have current housing needs for which there are no immediate resources available.
- A sampling of persons receiving CSB services with intellectual or development disabilities shows that there are 611 individuals that need residential supports.

NA-50 Non-Housing Community Development Needs

- Fairfax County's needs for Public Facilities were drawn from the county FY 2020-FY 2024 CIP. The capital program and budget is the result of an ongoing infrastructure planning process.
- Fairfax County sets two goals to create and implement a community development plan.
 - Revitalization and Neighborhood Improvements Goals
 - To preserve and improve older commercial areas of the County and their respective residential communities.
 - To create public/private partnerships which contribute to the economic vitality and viability of selected older commercial areas.
 - To provide healthier and more competitive commercial establishments, more attractive and stabilized commercial centers, better services and improved shopping opportunities for the respective communities.
 - To prevent the deterioration of older, stable neighborhoods.
 - Athletic Field Program Goals
 - Develop and maintain athletic fields at both Fairfax County Public Schools (FCPS) and Fairfax County Park Authority sites throughout the County.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The number of households in Fairfax County increased 2 percent from 2011 to 2018. In 2018, 273,348 housing units (68.9%) were owner occupied and 123,280 housing units (31.1%) were renter occupied.

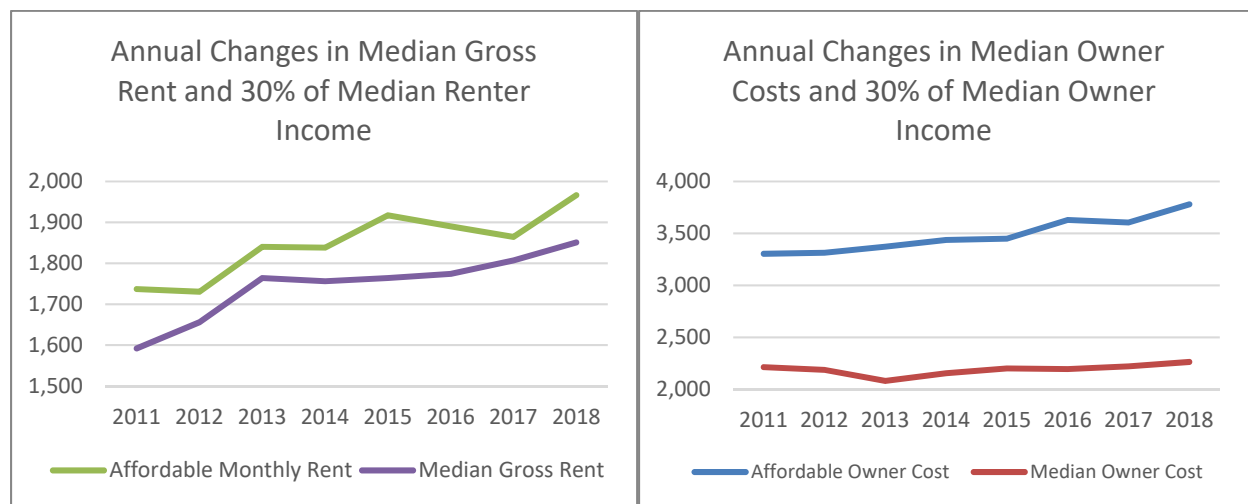
Demographics	Base Year: 2011	Most Recent Year: 2018	% Change
Population	1,096,800	1,152,873	5%
Households	386,100	409,600	2%
Median Income	\$105,797	\$122,227	16%

Table 1 - Housing Needs Assessment Demographics

Data Source: Demographic Reports 2018 County of Fairfax (Households), 2011 and 2018 ACS 1-year estimates

Housing costs (both owner costs and gross rent) also increased. On a 2018-dollar basis, gross rent increased 17 percent, while owner costs increased 3 percent from 2011 to 2018. Median household income increased 16 percent over the same period, though increases are not experienced among all county residents and levels of cost-burden are evidence of growing housing affordability challenges among some populations.

To investigate the level of housing cost by tenure, VCHR set an affordable housing cost which is 30 percent of income, using median owner income and renter income, and compared it to owner cost and gross rent, respectively. As shown in the graph below, affordable rent and gross rent have increased at a similar rate: median gross rent has always been within 10% of affordable rent for a median-income renter. On the other hand, median owner cost is about 60% of affordable owner cost. Renters are more likely to be cost-burdened compared to owners.



Data Source: 2011 - 2018 ACS 1-year estimates

Compared to the income distribution of all households, a larger proportion of households with at least one person who is 75 or older, at least one person 6 years old or younger and large family households have an extremely low or very low household income. These groups are smaller in total compared to small family households, but are more likely to have housing problems.

The most prevalent housing problem for Fairfax County households making less than 100% of HAMFI is housing costs. More households experience cost burden (owner and renter) than all other housing problems combined. Among households with income less than 80 percent of AMI, 66,030 households pay more than 30 percent of their household income¹ for housing. These households account for 80 percent of households with less than 80 percent of HAMFI and 17 percent of all households. Also, 39,545 households pay more than 50 percent of their household income for housing. These account for 45 percent of households with less than 80 percent of HAMFI and 10 percent of all households.

The second most prevalent housing problem, behind cost burden, is overcrowding, which may be seen as an unfortunate market response to high housing costs. A total of 6,100 households have 1.01-1.5 people per room and 66 percent of these households are making 50 percent of the HAMFI or less.

There are 84,365 households with one or more of the severe housing problems (lacks complete kitchen or complete plumbing, severely overcrowded and severely cost burdened) in Fairfax County making less than 100% HAMFI. These households account for 21 percent of total households. Since cost burden is, by far, the most prevalent housing problem among households making less than 100 percent HAMFI, the number of households without any of the four severe housing problems increases, as household income increases.

The greatest need for more affordable housing is among small family households and singles (living alone or with roommates). Elderly households present the second greatest need. As housing costs increase, more elderly persons will likely become newly cost burdened or more cost burdened, since many elderly households have relatively fixed incomes. The same conclusion can be drawn for the general population, because incomes in general have not increased in proportion to housing costs.

Number of Households Table

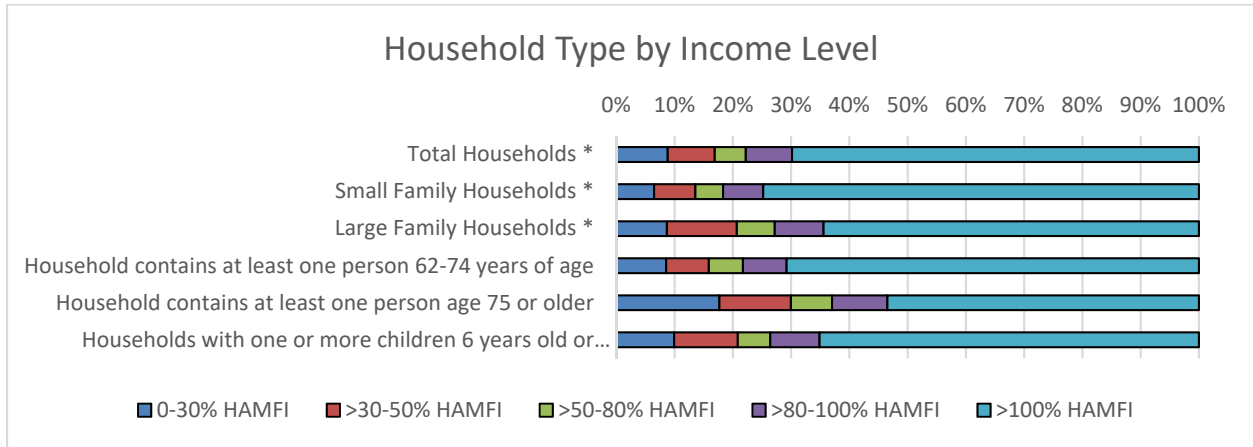
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	34,700	31,700	21,040	31,215	274,700
Small Family Households	12,435	13,630	9,125	13,260	143,805
Large Family Households	3,425	4,730	2,565	3,305	25,410

¹ Adjusted household income, which includes the income of all members of the household at the time of the survey, adjusted for inflation to reflect the most recent year of the data release (e.g. 2013 dollars in the 2009-2013 CHAS data).

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person 62-74 years of age	6,890	5,930	4,710	6,050	57,150
Household contains at least one person age 75 or older	5,985	4,155	2,380	3,220	18,090
Households with one or more children 6 years old or younger	6,925	7,619	3,885	5,910	45,435

Table 2 - Total Households Table

Data Source: 2012-2016 CHAS



Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	640*	410*	85*	270*	1,405	100*	40*	20*	70*	230

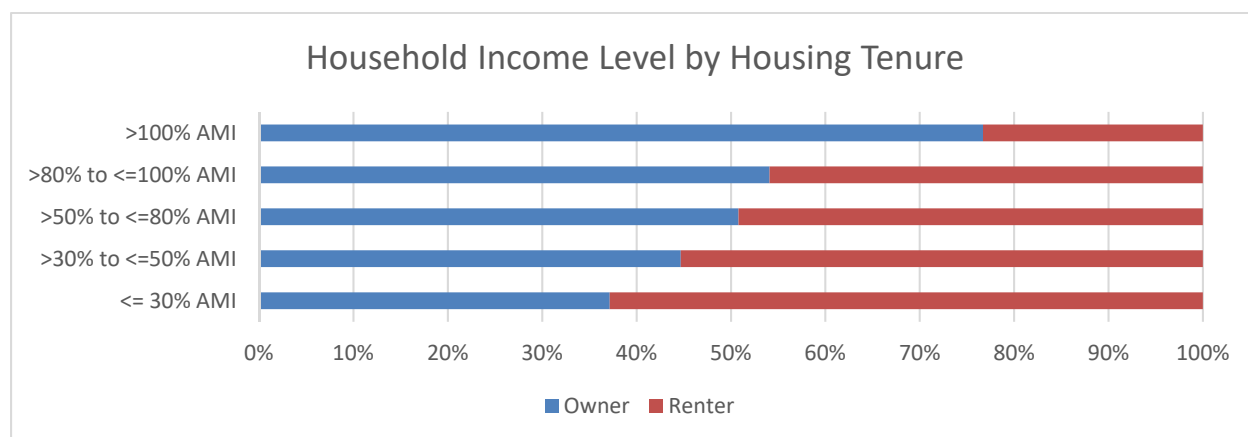
	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	830*	640*	265*	380*	2,115	100*	85*	40*	65*	290
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	1,715	1,635	875	625*	4,850	195*	455*	335*	265*	1,250
Housing cost burden greater than 50% of income (and none of the above problems)	11,995	6,740	1,145	380*	20,260	8,670	5,410	2,255	1,625	17,960
Housing cost burden greater than 30% of income (and none of the above problems)	2,090	6,295	5,795	6,240	20,420	1,700	4,235	3,490	6,160	15,585
Zero/negative Income (and none of the above problems)	1,875	0	0	0	1,875	1035	0	0	0	1,035

Table 3 – Housing Problems Table

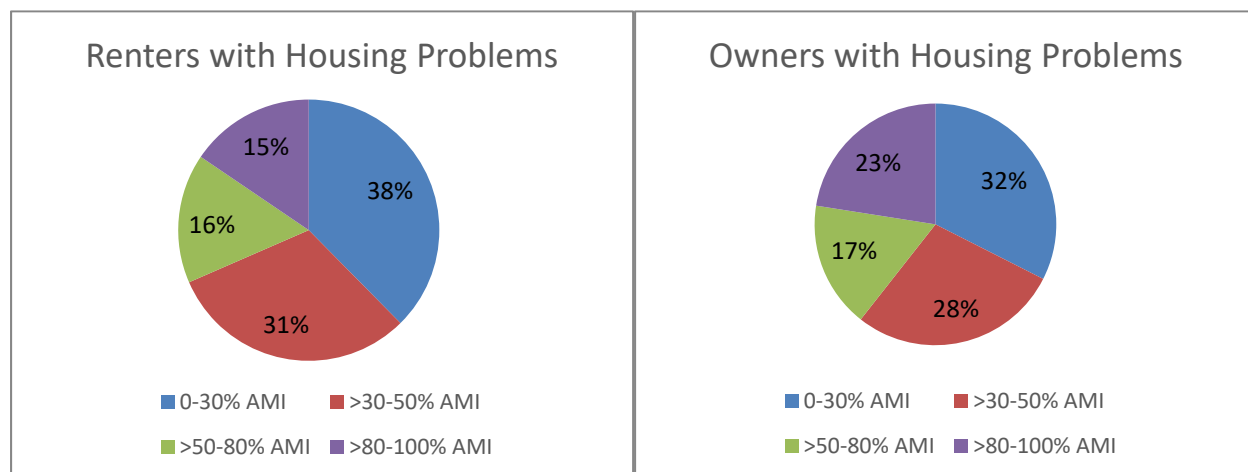
Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

Housing Problems - Households with a Listed Need Narrative



Data Source: 2012-2016 CHAS



The most prevalent housing problem for Fairfax County households making less than 100 percent of AMI is housing costs. Among renter and owner households making less than the AMI, more households are severely cost burdened, spending more than 50 percent of the household’s income on housing, than are cost burdened, spending between 30 percent and 50 percent of household income on housing. Nearly the same number of households experience severe cost burden (owner and renter) as households experiencing all other housing problems combined. Of the severely cost burdened renter households, 60 percent are making 30 percent of the AMI or less. According the Department of Housing and Urban Development (HUD), a family of four in this extremely low-income category (30 percent of the AMI) makes \$37,800 or less per year in FY2020.²

²HUD’s Office of Policy Development and Research (PD&R) announces Income Limits of each metropolitan area annually. Fairfax County is part of the Washington-Arlington-Alexandria, DC-VA-MD

The second most prevalent housing problem in the county is overcrowding. A total of 6,100 households have 1.01-1.5 people per room and 66 percent of these households are making 50 percent of the AMI or less. A household of four in the very low-income category (50 percent of the AMI) make \$54,300 or less. The majority of households with overcrowding and severely overcrowding problems are renters. A total of 2,405 households are severely overcrowded with more than 1.51 people per room. A total of 88 percent of these severely overcrowded households are renters.

The least prevalent housing problem among households making less than 100 percent of AMI in Fairfax County is housing that lacks complete plumbing or kitchen facilities. There are a total of 1,635 households in this category, 86 percent of those households are renters. Note that residents of units that lack complete plumbing or kitchen facilities may have access to both plumbing and kitchen facilities, but these facilities are not located *within* the rented or owned unit. For example, American Community Survey respondents who rent a room would likely report incomplete kitchen facilities.

Additionally, it is important to note that some estimates of households experiencing housing problems may be inaccurate. The number of households with substandard housing and severely overcrowded in most of the income ranges is so small that the margin of error (MOE) associated with the household estimate eclipses the estimate itself. Coefficients of variation (CV) is an indicator of the reliability of an estimate. It is calculated as the ratio of the sampling error (SE) for an estimate to the estimate itself. The lower the CV, the higher the relative reliability of the estimate. Although the decision criterion varies depending on the type of data and purpose of use, CV 0.15 is regarded as a good cut-off. Consistent with the recommendation from the ACS handbook, CV 0.15 is used as a criterion to validate data in this document. For example, 20 households in the 50-80 percent to AMI range are estimated to lack complete plumbing or kitchen facilities in their unit, but the CV for this estimate is 0.729 which means very low reliability.

HUD Metro FMR Area. Extremely low-income limits of family with four members is \$32,580 in FY2016 and it has increased every year.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	17,265	15,720	8,165	7,900	49,050	10,765	10,225	6,140	8,185	35,315
Having none of four housing problems	2,665	1,815	2,185	6,430	13,095	1,095	3,940	4,550	8,705	18,290
Household has negative income, but none of the other housing problems	1,875	0	0	0	1,875	1,035	0	0	0	1,035

Table 4 – Housing Problems 2

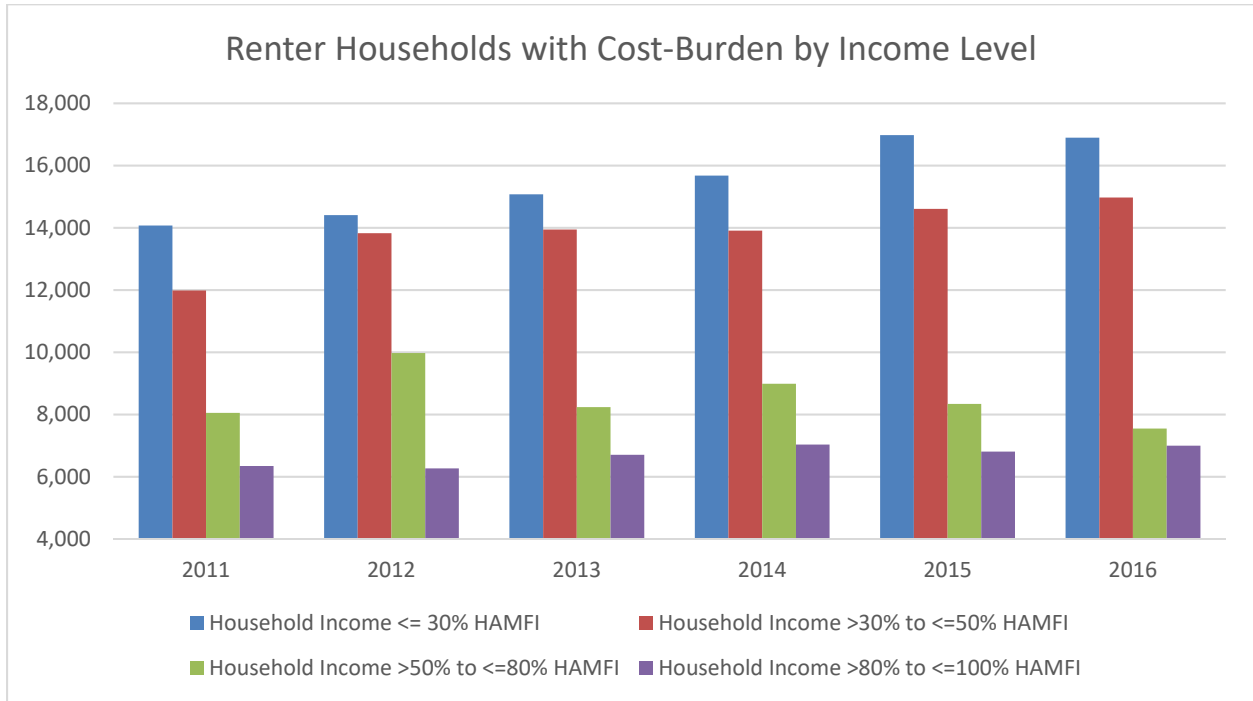
Data Source: 2012-2016 CHAS

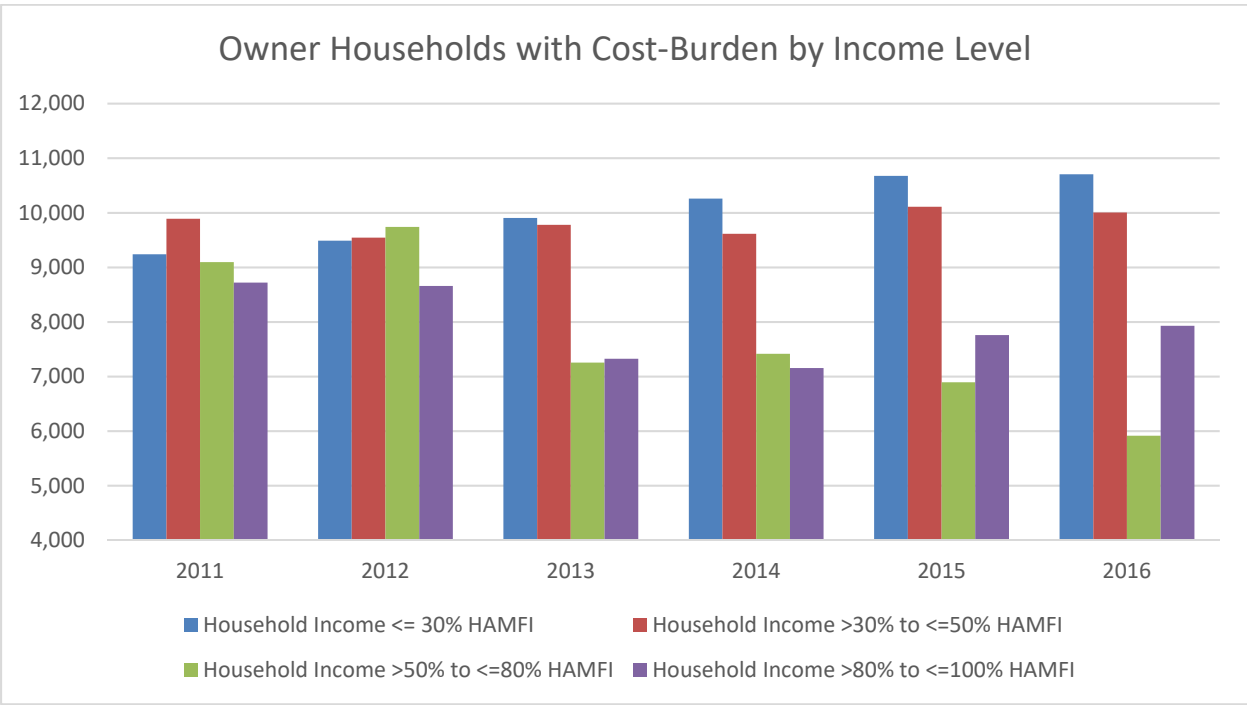
Housing Problems - Households with a Severe Housing Problem

There are 84,365 households making less than HAMFI with one or more of the severe housing problems (lacks complete kitchen or complete plumbing, severely overcrowded and severely cost burdened) in Fairfax County. This figure is about double that of 2011, which means the prevalence of housing problems growing among low income households. These households account for 21 percent of total households. Of the households making less than the AMI, there are 31,385 with no severe housing problems. Since cost burden is the most prevalent housing problem among households making less than 100 percent AMI, it follows that the number of households free from the four severe housing problems increases, as household income increases.

3. Cost Burden > 30%

The number of households who spend more than 30% of their income on housing costs has decreased since 2011. However, while the number of cost burdened owners decreased, the number of cost burdened renters increased. Among extremely low and very low-income households, cost burdened is more prevalent. Regardless of the renter and owner, the number of cost burdened with extremely low and very low-income has increased.





	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	7,575	7,585	3,695	18,855	3,020	3,730	2,545	9,295
Large Related	2,310	2,485	870	5,665	765	1,515	735	3,015
Elderly	3,690	1,625	885	6,200	4,900	3,495	1,640	10,035
Other	3,320	3,275	2,100	8,695	2,015	1,260	995	4,270
Total need by income	16,895	14,970	7,550	39,415	10,700	10,000	5,915	26,615

Table 5 – Cost Burden > 30%

Data Source: 2012-2016 CHAS

Cost Burden >30% Narrative

A total of 66,030 households with income less than 80 percent of AMI in Fairfax County are cost burdened. These households account for 80 percent of all households with less than 80% AMI and 17 percent of all households. A total of 39,415 renter households with a household income of less than 80 percent of the AMI spend over 30 percent of their household income on housing costs. These households represent approximately 79 percent of renting households with incomes less than 80 percent of AMI, 31 percent of all renting households. The number of owner households in the same income category, 26,615 households, represents 71 percent of owning households with incomes less than 80 percent of AMI, 19 percent of all owning households.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,505	3,385	560*	10,450	2,735	2,015	950	5,700
Large Related	2,020	800*	95*	2,915	675	830	305*	1,810
Elderly	2,915	1,045	260*	4,220	3,730	1,805	710	6,245
Other	3,050	1,885	265*	5,200	1,785	895	325*	3,005
Total need by income	14,490	7,115	1,180	22,785	8,925	5,545	2,290	16,760

Table 6 – Cost Burden > 50%

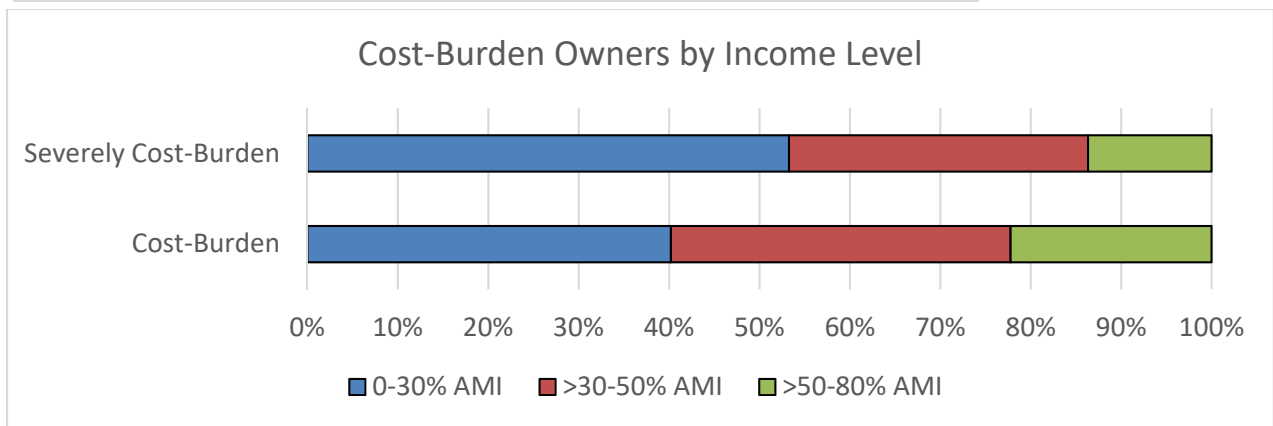
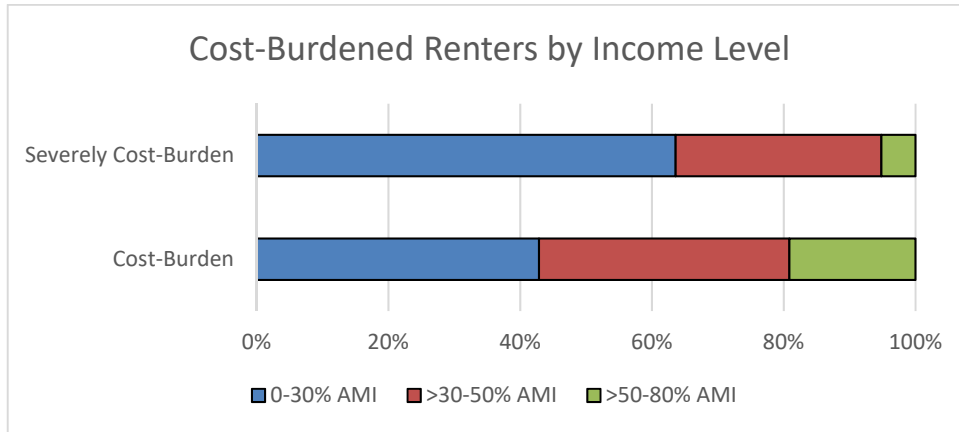
Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

Cost Burden >50% Narrative

The number of renter households making less than 80 percent of the AMI and spending more than 50 percent of their income on housing costs in Fairfax County is 22,785. This accounts for 46 percent of renting households with incomes less than 80 percent of AMI and 18 percent of all renting households. The number of owner households in the same category is higher, 16,760 households, representing 44 percent of owning households with incomes less than 80 percent of AMI and 6 percent of all owning households.

The greatest need for more affordable housing is among small family households and singles (living alone or with roommates). Elderly households present the second greatest need. The higher number of small family households that are severely cost burdened correlates to the high percentage of small family households in the county. Aside from small family households, elderly households make up the next highest amount of severely cost burdened owner households. Elderly households account for 26 percent of the severely cost burdened owner households. The “Other” category represents households that are non-elderly and non-family. Following small family households, this category of households which is made up of one or more singles accounts for the second largest number of the severely cost burdened renter households making less than 80 percent of the AMI.



5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	2,150	1,935	1,045	670*	5,800	295*	425*	215*	225*	1,160
Multiple, unrelated family households	310*	345*	70*	280*	1,005	20*	100*	165*	90*	375
Other, non-family households	90*	70*	25*	80*	265	4*	15*	0*	15*	34
Total need by income	2,550	2,350	1,140	1,030	7,070	319	540	380	330	1,569

Table 7 – Crowding Information – 1/2

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

Crowding Narrative

Approximately 5.6 percent of Fairfax County housing units occupied by renters are overcrowded. 74 percent of the 9,515 overcrowded rental units are occupied by low- or moderate-income households earning up to 100 percent AMI. A total of 69 percent are occupied by households making less than 50 percent of HUD Family Area Median Income.

Approximately 0.6 percent of Fairfax County owner occupied housing units are overcrowded. Nearly 50 percent of the 3,135 overcrowded owner-occupied units are occupied by low- or moderate-income households earning up to 100 percent AMI. A total of 55 percent are occupied by households making less than 50 percent of HUD Family Area Median Income.

It is important to help people, especially children, to live in a home that has adequate space. Children exposed to crowded living conditions face a variety of challenges³. The negative effects on children raised in crowded homes can persist throughout life, affecting their future socioeconomic status and adult wellbeing. For example, a crowded home can lead children to have difficulties studying, affecting their school performance. The lack of productive sleep originated from crowding may negatively affect mood and behavior. In addition, children in crowded housing have a higher probability of illnesses. The majority of overcrowded households in the income categories included in the table below have at least one child. Given the prevalence of children in overcrowded households, Fairfax County and Fairfax City families may be “outgrowing” their housing units, but at the same time are unable to afford a larger home.

	Renters	Owners
0-30% AMI	5,770	1,155
>30-50% AMI	5,585	2,034
>50-80% AMI	2,425	1,460
>80%-100% AMI	3,310	2,600
>100% AMI	11,520	33,915

Table X – Households with Children Present

Data Source: 2012-2016 CHAS

Households with Children Present	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
	1,871	2,008	1,231	5,110	220	452	461	1,133

Table 8 – Crowding Information – 2/2

Data Source: 2012-2016 ACS Public Use Microdata Sample (PUMS) These numbers include City of Fairfax.

³ Solari, C. D., & Mare, R. D. (2012). Housing crowding effects on children’s wellbeing. *Social science research*, 41(2), 464-476.

Describe the number and type of single person households in need of housing assistance.

The CHAS household type category of “other” or “non-elderly non-family” includes single person households as well as households that consist of multiple unrelated people living together. The nonelderly non-family household account for 19 percent of total households in the county. Of the nonelderly non-family household type, 67 percent are making more than 100 percent of AMI.

The number of “non-elderly non-family” with incomes less than 100 percent of AMI is 24,840. Among them, the number of households with cost burden is 17,820.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

As is true in other communities, domestic violence, dating violence, sexual assault and stalking (collectively, “domestic violence”) are serious problems in Fairfax County. According to the Virginia Department of Criminal Justice Services, between 2015 and 2019, there were 9,567 reported cases of intimate partner violence in Fairfax County and every year domestic and sexual violence hotlines receive close to 2,600 calls; 191 new households with 181 children enter a domestic violence emergency shelter; over 1,000 criminal domestic violence arrests are made; 787 family abuse protective orders are sought; and child protective services received 355 validated referrals involving children who witnessed domestic violence. Fairfax County provides services for victims of domestic violence directly through the Artemis House South as well as through two county funded programs managed by nonprofits.

Artemis House South (Artemis House), the only 24-hour emergency shelter that is specifically for victims of domestic violence, was opened in 2019. Artemis House current has 84 beds. Frequently, Artemis House is full and domestic violence survivors in need of emergency shelter are housed in hotels. An additional 42 hotel rooms were used in FY 2020. A total of 433 individuals were served through Artemis House in FY 2020, to include 209 households with 213 children.

The need for domestic violence-specific emergency shelters and services that are based on the trauma that they have experienced (“trauma-informed”) is critical for keeping victims safe when they are afraid and most at risk of domestic violence abuse. Artemis House provides a program of trauma-informed services designed to last for forty-five (45) days.

In fiscal year 2020, the average length of stay at Artemis House was 60 days. The average stay in the overflow hotel rooms was 98 days due to the emergency shelter overflow needs, as well as for COVID-19 response, safety concerns, and disabilities/ADA accessibility. Domestic violence survivors tend to stay longer at shelters like Artemis House than at other shelters because domestic violence survivors have more difficulty obtaining long-term affordable housing alternatives that are safe. Many survivors require support beyond the 45-day program period to identify and move into affordable housing, obtain employment, or increase income, and to navigate the criminal, civil, and family court processes (which

can take up to two years and determine future child support, distribution of property, and other necessary legal decisions) as well as address trauma, mental health, and establish connections with appropriate community resources for on-going support.

The county funds two nonprofit programs that provide housing and services to domestic violence survivors. The county has funded the *Safe Places Transitional Housing* program by Christian Relief Services Charities, Inc. since FY 2003 to provide safe affordable housing for up to two years and trauma-informed supportive services. In FY 2020, the program housed 23 households, to include 43 children. Sixty-one of the households in the program obtained more permanent housing in FY 2020. In fiscal year 2021, the county began funding the *Culturally-Sensitive Services for Domestic Violence* (“Culturally-Sensitive Services) program by the Greater Washington Jewish Coalition Against Domestic Violence to provide trauma-specific services for domestic abuse survivors age 14 and older, to include counseling, legal representation, advocacy and community educational workshops. Services and outcome data will be available after the end of the fiscal year.

In addition to the provision of such emergency shelter and trauma-informed services, the county is working to more fully integrate offender services into the coordinated community response to domestic violence incidents in ways that increase safety and options for victims.

The county provides rapid rehousing programs (RRH) and permanent supportive housing (PSH) that provide for a continuation of services for survivors to continue as they move from shelter to more permanent housing. However, there is currently a services gap in the continuum of care for domestic violence survivors which prevents survivors from being able to access the support needed for their housing success after exiting Artemis House. Immediate access to the RRH options would give victims up to two years additional time to fully rebuild their lives with the support of the community. Access to PSH makes available to domestic violence survivors both the appropriate level of on-going wrap-around services and a permanent housing subsidy when they exit Artemis House. Both housing interventions operate from a client-centered perspective, promote empowerment and emotional resilience, and focus on the strengths of the survivor to meet needs and achieve goals related to housing stability.

Approximately 15% of the households in FY 2020 were assessed as needing PSH services and/or a housing subsidy to be successful after exiting the program, only one household was granted a permanent housing voucher. On average, only 5% of households entering the Artemis House shelter can successfully exit and sustain market-rate housing options.

What are the most common housing problems?

From Table 7, the Housing Problems table, it is apparent that the most common housing problem is housing cost. Of the households making less than the county’s AMI, 88 percent have a housing cost problem and none of the other housing problems. A total of 44 percent of the households making less than the county’s AMI are severely cost burdened. Behind housing cost, the next most prevalent

housing problem is overcrowding. Of the 87,275 households making less than the AMI, 10 percent have more than one person per room.

Are any populations/household types more affected than others by these problems?

Persons with extremely-low incomes in a typically high-income area have a high incidence of housing problems. As seen in Table 7, households with incomes less than 30 percent of the AMI are more affected by severely cost burdened problems than other populations. The greatest need for more affordable housing is small family households and singles (living alone or with roommates). Elderly households present the second greatest need. As housing costs increase, more elderly persons will likely become cost burdened or more cost burdened, since many elderly households have relatively fixed incomes. Since incomes in general have not increased in proportion to housing costs, the same conclusion can be drawn for the general population.

More renters face problems with overcrowding than owners. The majority of overcrowded housing units occupied by households making less than 100 percent of Area Median Income are single family households. The majority of overcrowded households making less than 80 percent of Area Median Income include at least one child.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

According to the HUD definition, the criteria for individuals and families who are at imminent risk of becoming homeless are as follows:

Category1	Individuals and Families	<p>An individual or family who:</p> <ul style="list-style-type: none"> (i) Has an annual income below 30% of median family income for the area; AND (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND (iii) Meets one of the following conditions: <ul style="list-style-type: none"> (A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR (B) Is living in the home of another because of economic hardship; OR (C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR (D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR
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		(E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR (F) Is exiting a publicly funded institution or system of care; OR (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved Con Plan
Category2	Unaccompanied Children and Youth	A child or youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under another Federal statute
Category3	Families with Children and Youth	An unaccompanied youth who does not qualify as homeless under the homeless definition, but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her

The most prominent population characteristic of the literally homeless population is extremely low income. Clearly families and individuals experiencing homelessness are on the lowest rung of the economic ladder when their income is below 30 percent of AMI. According to the 2012-2016 CHAS, 34,700 households in Fairfax County had incomes below 30% HAMFI, which could potentially become homeless.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

An estimate of the at-risk of homelessness population is not currently available for Fairfax County, although some data is available to indicate the economic and housing challenges for residents of Fairfax County.

Empirically, there are predictors that can predict the at-risk of homelessness population. The first is whether there is any homeless experience. This is a very useful and strong predictor, and people who were previously homeless are disproportionately likely to become homeless again. The second is whether households have a standard leasing contract. People who do not have a standard rental agreement do not have tenant rights and are very likely to become homeless.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

No particular housing characteristics have been linked with instability and an increased risk of homelessness outside of the specific conditions outlined in the "At risk of homelessness".

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

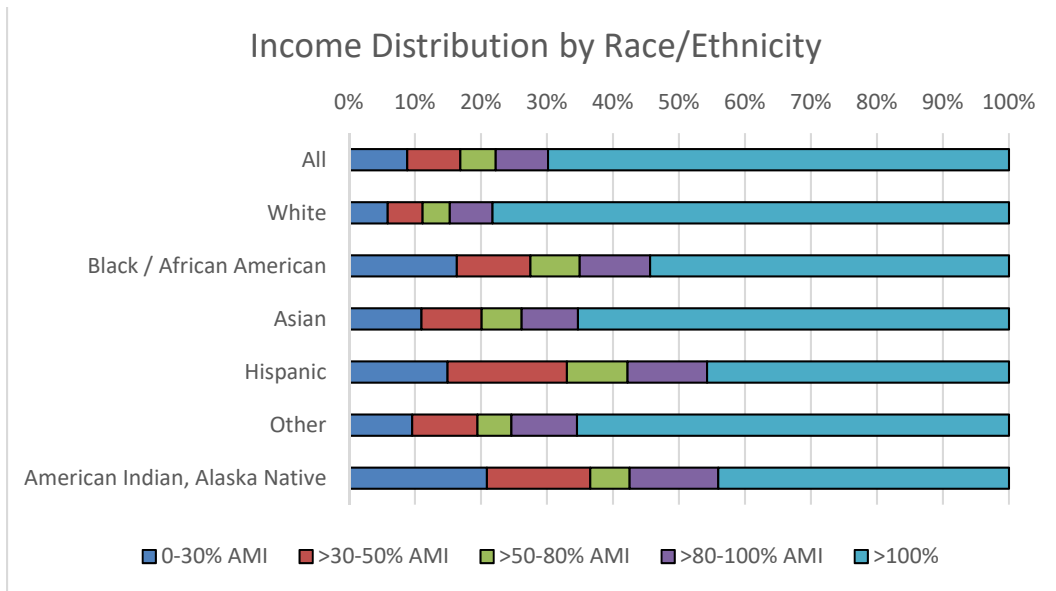
According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities
 - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one person per room (overcrowded)
4. Household is cost burdened
 - a. Between 30-50% of income is devoted to housing costs

When analyzing the numbers of people affected by housing problems in each racial/ethnic category it is important to know the racial/ethnic composition of the whole county. Fairfax County's total population is 1,132,887⁴. Whites account for 63 percent of the population, Black / African American 9 percent, Asians 19 percent, Other race 5 percent and two or more races accounts for 4 percent. American Indians, Alaska Natives, Native Hawaiian and Other Pacific Islanders combined account for less than 1 percent of the county's population. Hispanics account for 16 percent. Additionally, it is important to note that in the smallest racial/ethnic population estimates of households experiencing housing problems may be inaccurate. The number of Pacific Islander and American Indian or Alaska Native households in most of the income ranges is so small that the margin of error associated with the household estimate eclipses the estimate itself. For example, 30 Pacific Islander households in the 80-100 percent to AMI range are estimated to experience one or more housing problems, but the margin of error for this estimate is plus or minus 41 households.

80.8% of all households earning 0-30% AMI experienced at least one housing problem. 81.9% of all households earning 30-50% AMI experienced at least one housing problem. 68.0% of all households earning 50-80% AMI experienced at least one housing problem. 51.5% of all households earning 80-100% AMI experienced at least one housing problem.

⁴ The 2016 ACS 5-year estimated is provided here for comparison with the 2012-2016 CHAS.



0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	28,030	3,760	2,910
White	11,070	1,465	1,420
Black / African American	4,950	655*	335*
Asian	5,080	1,135	780*
American Indian, Alaska Native	95*	45*	0*
Pacific Islander	0*	0*	0*
Hispanic	6,090	360*	315*

Table 9 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Among households with extremely low income, Black/African American and Hispanic households disproportionately experience housing problems.

- Black/African American households comprise 18 percent of the population experiencing housing problems and 17 percent of the general population.
- Hispanic households comprise 22 percent of the population experiencing housing problems and 19 percent of the general population.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	25,945	5,755	0
White	9,545	3,020	0
Black / African American	3,505	550*	0
Asian	4,675	1,140	0
American Indian, Alaska Native	95*	10*	0
Pacific Islander	4*	0*	0
Hispanic	7,320	880*	0

Table 10 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Among households with very low income, Black/African American and Hispanic households disproportionately experience housing problems.

- Black/African American households comprise 14 percent of the population experiencing housing problems and 13 percent of the general population.
- Hispanic households comprise 28 percent of the population experiencing housing problems and 26 percent of the general population

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,305	6,735	0
White	6,340	3,455	0
Black / African American	2,035	680*	0
Asian	2,525	1,325	0
American Indian, Alaska Native	40*	0*	0
Pacific Islander	0*	0*	0
Hispanic	3,015	1,145	0

Table 11 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Among households with low income, Black/African American and Hispanic households disproportionately experience housing problems.

- Black/African American households comprise 14 percent of the population experiencing housing problems and 13 percent of the general population.
- Hispanic households comprise 21 percent of the population experiencing housing problems and 20 percent of the general population

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	16,085	15,135	0
White	8,125	7,275	0
Black / African American	1,705	2,175	0
Asian	2,880	2,560	0
American Indian, Alaska Native	70*	20*	0
Pacific Islander	30*	25*	0
Hispanic	2,780	2,675	0

Table 12 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Among households with moderate income, white and Asian households disproportionately experience housing problems, though marginally so.

- White households comprise 51 percent of the population experiencing housing problems and 49 percent of the general population.
- Hispanic households comprise 18 percent of the population experiencing housing problems and 17 percent of the general population

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analyses below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines. The four housing problems are:

1. Housing unit lacks complete kitchen facilities
 - a. A complete kitchen consists of a sink with a faucet, a stove or range, and a refrigerator
2. Housing unit complete plumbing facilities
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower
3. More than one and half person per room (severely overcrowded)
4. Household is cost burdened
 - a. Over 50% of income is devoted to housing costs

69.7% of all households earning 0-30% AMI experienced at least one severe housing problem. 48.6% of all households earning 30-50% AMI experienced at least one severe housing problem. 23.8% of all households earning 50-80% AMI experienced at least one severe housing problem. 11.8% of all households earning 80-100% AMI experienced at least one severe housing problem.

Introduction

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	24,245	7,550	2,910
White	9,685	2,845	1,420
Black / African American	4,060	1,540	335*
Asian	4,310	1,905	780*
American Indian, Alaska Native	64*	75*	0*
Pacific Islander	0*	0*	0*
Hispanic	5,465	990	315*

Table 13 – Severe Housing Problems 0 - 30% AMI

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Among households with extremely low income, only Hispanic households disproportionately experience severe housing problems

- Hispanic households comprise 23 percent of the population experiencing housing problems and 20 percent of the general population.

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	15,415	16,280	0
White	5,900	6,665	0
Black / African American	1,995	2,060	0
Asian	2,935	2,885	0
American Indian, Alaska Native	80*	25*	0
Pacific Islander	0*	4*	0
Hispanic	4,010	4,190	0

Table 14 – Severe Housing Problems 30 - 50% AMI

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

Among households with very low income, only Asian households disproportionately experience severe housing problems and only marginally (<1%) so. Asian households comprise 19 percent of the population experiencing housing problems and 18 percent of the general population.

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,015	16,025	0
White	2,415	7,385	0
Black / African American	485*	2,235	0
Asian	960	2,890	0
American Indian, Alaska Native	0*	40*	0
Pacific Islander	0*	0*	0
Hispanic	1,135	3,025	0

Table 15 – Severe Housing Problems 50 - 80% AMI

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Among households with low income, white and Asian households disproportionately experience severe housing problems.

- white households comprise 48 percent of the population experiencing housing problems and 47 percent of the general population.
- Asian households comprise 19 percent of the population experiencing housing problems and 18 percent of the general population.

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,685	27,535	0
White	1,695	13,705	0
Black / African American	205*	3,675	0
Asian	705*	4,740	0
American Indian, Alaska Native	20*	65*	0
Pacific Islander	0*	55*	0
Hispanic	970	4,490	0

Table 16 – Severe Housing Problems 80 - 100% AMI

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Among households with moderate income, only Hispanic households disproportionately experience severe housing problems

- Hispanic households comprise 17 percent of the population experiencing housing problems and 26 percent of the general population.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The purpose of this section is to identify racial or ethnic groups that are disproportionately cost burdened in different income categories in comparison to other racial categories.

Housing Cost Burden

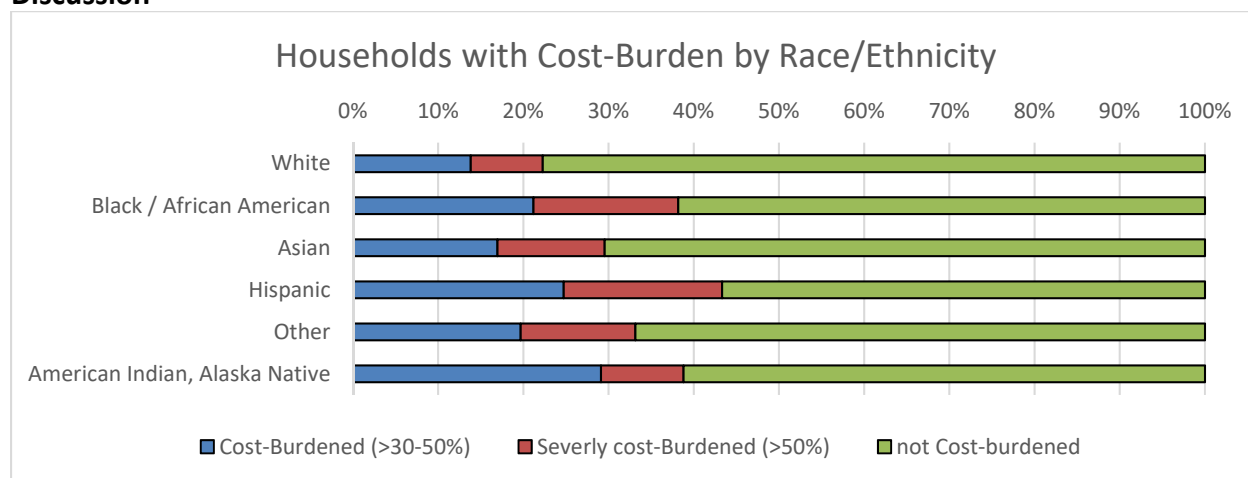
Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	281,550	64,645	44,070	3,100
White	183,375	32,855	20,100	1,460*
Black / African American	22,135	7,705	6,175	345
Asian	44,035	10,805	8,020	845
American Indian, Alaska Native	405*	195*	65*	0*
Pacific Islander	120*	45*	0*	0*
Hispanic	25,310	11,205	8,425	355*

Table 17 – Greater Need: Housing Cost Burdens AMI

Data Source: 2012-2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

Discussion



A disproportionately high number of minority, non-white, households pay more than 30 percent of their household income for housing. This disproportionality is greatest among Black/African American and Hispanic household. Black/African American, Hispanic and Asian households are also disproportionately severely cost burdened. Hispanic households experience cost burden most frequently. Approximately 44 percent of Hispanic households are cost burdened.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Among low-income households, Black/African American and Hispanic households disproportionately experience housing problems, though disproportionality for Black/African American households is marginal, approximately 1%. Disparities in severe housing problems among racial and ethnic groups are less pronounced than for housing problems generally, though extremely low income (<30% of AMI), low income (30-50% of AMI) and moderate income (80-100% of AMI) Hispanic households disproportionately experience severe housing problems. Black/ African American, Hispanic and Asian households are both disproportionately cost burdened and severely cost burdened.

A racial or ethnic group can have a disproportionately greater need and still have significantly fewer households experiencing a housing problem than households in other racial or ethnic groups. Among low-income households, Hispanic households have the largest percentage of housing problems compared to other ethnic groups. Black/African American households are the second largest. White households are less likely to experience housing problems than other races.

If they have needs not identified above, what are those needs?

Please refer to NA-15 and NA-20 for more detailed information on housing need by racial or ethnic group.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the 2018 American Community Survey 1-year estimates, Fairfax County (50.1%) has a fairly low percentage of the non-Hispanic White population compared to Virginia (61.3%) and US averages (60.2%). The 5 largest ethnic groups in Fairfax County, VA are White (Non-Hispanic) (50.1%), Asian (Non-Hispanic) (19.2%), White (Hispanic) (11%), Black or African American (Non-Hispanic) (9.39%), and Two+ (Non-Hispanic) (4.39%).

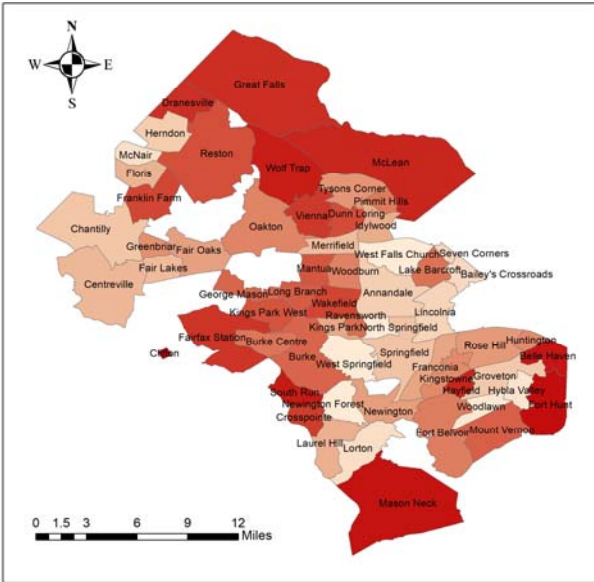
There are 61 Census Designated Places that are contained within Fairfax County. 22 Census Designated Places (CDP) have more than half the proportion of non-whites; Annandale, Bailey's Crossroads, Centreville, Chantilly, Fair Lakes, Fair Oaks, Floris, Franconia, Groveton, Herndon town, Hybla Valley, Idylwood, Kings Park, Laurel Hill, Lincolnia, Lorton, McNair, Merrifield, Newington, Seven Corners, Springfield

Top 5 CDPs with a high share of Blacks – Woodlawn (30%), Lorton (29%), Hybla Valley (25%), Lincolnia (21%), Fort Belvoir (21%)

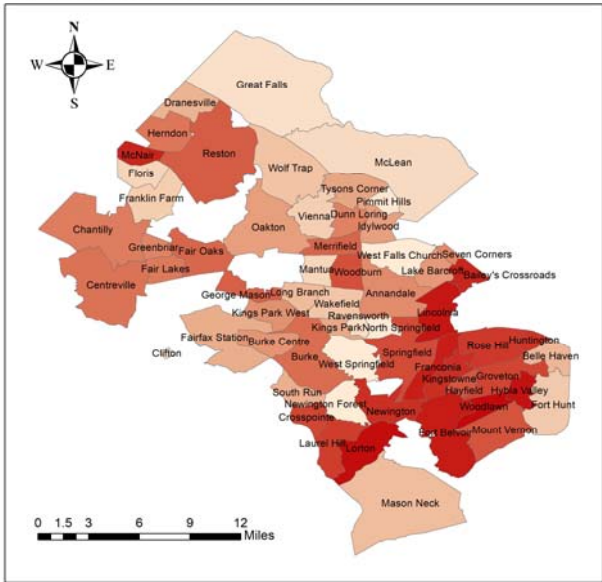
Top 5 CDPs with a high share of Asians – McNair (42%), Floris (41%), Fair Lakes (37%), Chantilly (32%), Merrifield (31%)

Top 5 CDPs with a high share of Hispanics – Woodlawn (42%), Hybla Valley (41%), Seven Corners (37%), Herndon town (36%), Bailey’s Crossroads (36%)

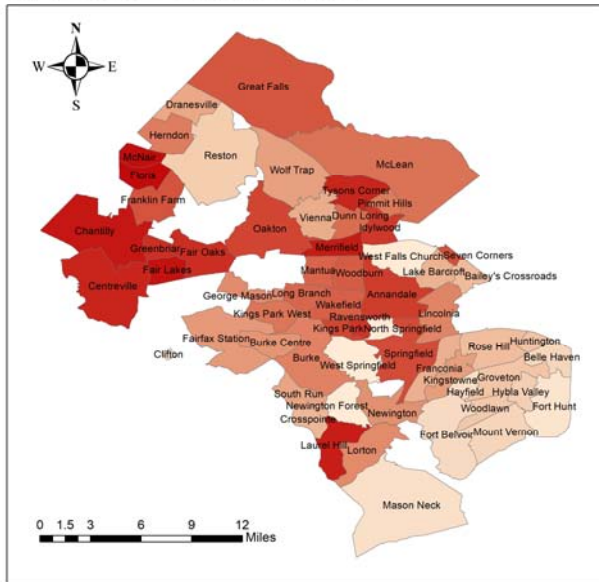
Whites (non-Hispanic) Distribution by Census Designated Place



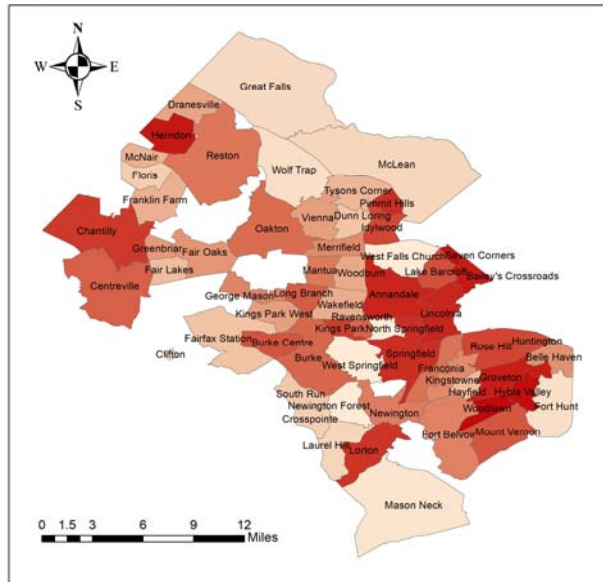
Blacks (non-Hispanic) Distribution by Census Designated Place



Asians (non-Hispanic) Distribution by Census Designated Place



Hispanics Distribution by Census Designated Place



NA-35 Public Housing – 91.205(b)

Introduction

The FCRHA converted its entire Public Housing portfolio of 1,060 units to Project-Based Vouchers under the Rental Assistance Demonstration (RAD) program during FY 2017 and FY 2018. The 317 project-based indicated below are related to other special allocations. PBVs were issued to two projects due to converting prior HUD multifamily funding to Project-Based vouchers.

Totals in Use as of June, 2020

	Program Type								
	Certificate	Mod-Rehab	RAD	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,039	4,051	317	3,329	93	165	147

Table 18 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	RAD Included with Voucher numbers	Vouchers						Special Purpose Voucher	
		Total (without Special Vouchers)	Project - based	Tenant - based	Homeownership	Veterans Affairs Supportive Housing	Family Unification Program	Disabled	
Average Annual Income		\$16,882	\$17,267	\$16,784	\$38,127	\$17,116	\$17,665	\$12,378	
Average length of stay		N/A							

Program Type								
	RAD Included with Voucher numbers	Vouchers						
		Total (without Special Vouchers)	Project - based	Tenant - based	Homeownership	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Average Household size		2.5	1.7	2.6	3.8	1.8	3.6	1.5
# Homeless at admission		445	1	444	0	76	23	54
# of Elderly Program Participants (>62)	0	2,209	277	1,928	4	38	10	38
# of Disabled Families	0	1,798	40	1,752	6	68	32	146
# of Families requesting accessibility features	0	N/A						
# of HIV/AIDS program participants	0	N/A						
# of DV victims	0	N/A						

Table 19 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type								
Race	RAD	Vouchers						
		Total (without Special Purpose Vouchers)	Project - based	Tenant - based	Homeowner ship	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White		1,660	123	1,533	4	34	78	62
Black/African American		2,437	125	2,304	8	50	75	67

Program Type								
Race	RAD	Vouchers						
		Total (without Special Purpose Vouchers)	Project - based	Tenant - based	Homeowner ship	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian		856	68	784	4	2	8	17
American Indian/Alaska Native	0	20		20				1
Pacific Islander	0	12		12				
Other	0	37	2	35		2	2	2

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 20 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type								
Ethnicity	RAD	Vouchers						
		Total (without Special Purpose Vouchers)	Project - based	Tenant - based	Homeownership	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic		447	28	419	0	6	42	8
Not Hispanic		4,581	290	4,275	16	82	121	141

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 21 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Fairfax county does not have public housing.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of residents Housing Choice Voucher holders are to obtain safe, decent and affordable units.

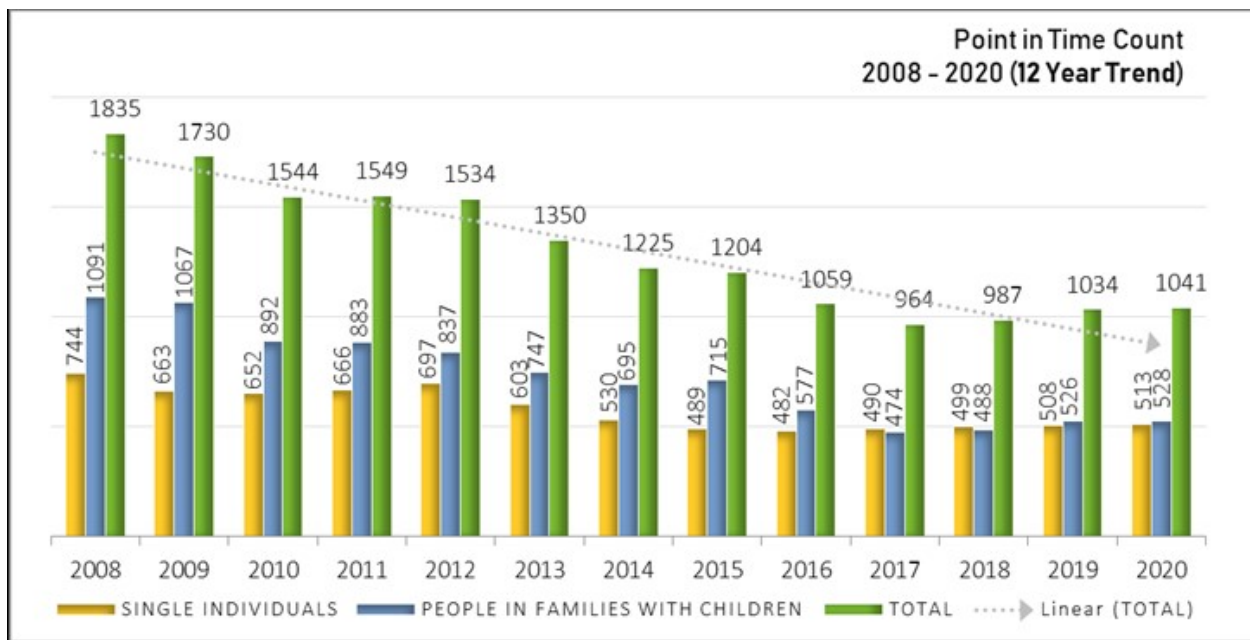
How do these needs compare to the housing needs of the population at large

Although all renters would need safe, decent and affordable units, it is often a larger challenge for HCV participants due to many factors such as poor credit history and Landlord's unwilling to rent to HCV Voucher holders. As of July 1, 2020, Virginia passed a law that prevents landlords considering source of funds which should help HCV participants.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Fairfax County developed and adopted a 10-year plan to end homelessness in 2008 and established the Office to Prevent and End Homelessness (OPEH) in 2009. The county’s Strategic Plan to Prevent and End Homelessness introduced a new emphasis on prevention, rapid re-housing, and “housing first.” Counting people who are experiencing homelessness is conducted annually in accordance with U.S. Department of Housing and Urban Development guidelines, includes people who are literally homeless – those who are in shelters, in time-limited transitional housing programs, as well as those who are unsheltered and living on the street. Conducting the enumeration requires extensive efforts by a wide range of community partners, involving dozens of staff and volunteers from public and private nonprofit organizations that work with people experiencing homelessness in the Fairfax-Falls Church community. The details of the 2020 Point-in-Time Count, compared to the details of the 2019 Point-in-Time Count, are below.



There were 1,041 people who were literally homeless in the Fairfax-Falls Church Community on the night of the 2020 Point-in-Time Count, January 22, 2020. This represents a 1% overall increase (7 more people) from the 1,034 people counted during the 2019 Point in Time Count conducted on January 23, 2019.

Program Types	Households without children		Households with children		Totals	
	Number of Persons	Percent	Number of Persons	Percent	Number of Persons	Percent
Shelter (includes DV shelter)	144	28%	313	59%	457	44%
Shelter Overflow	92	18%	49	9%	141	14%
Hypothermia*	165	32%	-	-	165	16%
Unsheltered	88	17%	-	-	88	8%
Transitional Housing	24	5%	166	31%	190	18%
Total	513	100%	528 (161 households, 210 adults, 318 children)	100%	1,041	100%

Data Source: 2020 Point-in-Time Count Fairfax County

Comments: *The Hypothermia Prevention Program has prevented death and serious injuries among Fairfax County most vulnerable residents by ensuring that no one must sleep outside during the winter months. The program provides warm shelter, food, and other supportive services to connect guests to a variety of basic needs to include clothing, employment, housing and more.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Persons with children who are in need of housing assistance accounted for 51% of all homeless persons counted, consisting of 161 families with 528 people. This includes 210 adults and 318 children under the age of 18. Total persons in families increased by 1% (526) from 2019.

- 64% (103) of the families counted were residing in emergency shelter, an increase of 2% (101) from 2019.
- 36% (58) of the families were in transitional housing programs, a increase of 18% (49) from 2019.
- There were no unsheltered families in 2019 or 2020.
- 31% (318) of total persons counted were children under the age of 18, an decrease of 3% (329) from 2019.
- 83% (174) of adults in families were female, an increase of 7% (163) from 2019.
- 56% (118) of adults in families were employed, an increase of 15% (103) from 2019.
- 32% (52) of the families were homeless due to domestic violence, a decrease of 10% (58) from 2019.
- 16% (26) of the families were considered transition age youth households (head of household under the age of 25 years old) an 8% (24) increase from 2019.
- 2% (3) of the families had a veteran head of household, 8 families had veteran head of households in 2019.

Single adult individuals accounted for 49% of all homeless persons counted, a total of 513 people. Total single individuals increased by 1% (508) increase from 2019.

- 17% (88) of all single individuals were unsheltered, a decrease of 1% (89) from 2019.
- 28% (144) of all single individuals were in emergency shelter, a decrease of 5% (152) from 2019.
- 50% (257) of all single individuals were in hypothermia or shelter overflow, an increase of 2% (251) from 2019.
- 5% (24) of all single individuals (all were between the ages of 18 and 24) were in transitional housing, an increase of 50% (16) from 2019.
- 9% (47) of all single individuals were transition age youth households, between the ages of 18 and 24, a decrease of 2% (48) from 2019.
- There were no youth only household, under the age of 18 in the youth shelter; there was one in 2019.
- 34% (174) of all single individuals were over 55 years of age, an increase of 6% (164) from 2019.
- 70% (359) of all single individuals were male, a decrease of 3% (371) from 2019.
- 25% (126) of all single individuals were employed, a increase of 8% (117) from 2019.
- 34% (174) of all single individuals were chronically homeless, an decrease of 18% (213) from 2019.
- 36% (183) of all single individuals suffered from serious mental illness and/or substance abuse, an 8% (198) decrease from 2019.
- 6% (30) of all single individuals were veterans, a decrease of 12% (34) from 2019.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)	Totals
White	267	49	316
Black or African American	572	29	601
Asian	52	4	56
American Indian or Alaska Native	11	0	11
Native Hawaiian or Other Pacific Islander	1	0	1
Multiple Races	50	6	56
Ethnicity:	Sheltered:	Unsheltered (optional)	Totals
Hispanic / Latino	142	15	157
Non-Hispanic / Non-Latino	811	73	884

Data Source: 2020 Point-in-Time Count Fairfax County

A disproportionate amount of Black or African American individuals experience homelessness in Fairfax County. Black or African American individuals make up 58 percent of the identified homeless population, even though only 9 percent of Fairfax County’s residents are Black or African American. White and Black

or African American individuals make up the largest proportion of homeless individuals identified in Fairfax County, 30 percent and 58 percent of homeless population counted in 2020, respectively. The remaining 11 percent of homeless individuals are primarily Asian and Multi-racial individuals. Approximately 15 percent of the identified homeless population is Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As of 2020, of the 1,041 homeless persons who need assistance, 92 percent received aid from county assistance programs. Households with children are all assisted by the county's assistance program. 88 persons, 8 percent of the homelessness, are unsheltered.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discusses characteristics and housing needs of special needs populations in Fairfax County. The information below briefly addresses the number of individuals with special needs, characteristics of citizens with disabilities and/or special needs

Describe the characteristics of special needs populations in your community:

Approximately 7.2 percent of Fairfax County's population, 81,522 civilian, non-institutionalized persons (2018 1 Year ACS), have a disability. According to the American Community Survey, disabilities are classified into six categories – hearing, vision, cognitive, ambulatory, self-care and independent living difficulty. The most prevalent disabilities are ambulatory (3.5%) and independent living (3.4%) in 2018 (ACS 1 year Estimates); hearing (2.1%), vision (1.3%), cognitive (2.9%), self-care (1.7%).

An ambulatory disability includes persons that have serious difficulty walking or climbing stairs. An independent living difficulty includes persons that have trouble doing errands alone, such as visiting a doctor's office or shopping. A cognitive disability includes persons who have difficulties concentrating, remembering or making decisions.

A total of 54 percent of individuals with disabilities are age 65 or older. The prevalence of disabilities increases as the population ages.

What are the housing and supportive service needs of these populations and how are these needs determined?

As of 2020, a sample from the Community Service Board's (CSB) active cases shows that a total of 749 individuals with mental health and substance use have current housing needs for which there are no immediate resources available. A sampling of persons receiving CSB services with intellectual or development disabilities shows that there are 611 individuals that need residential supports. Many individuals across all CSB services need supports in the form of a subsidy, supportive housing, or some type of supervised living.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

114 cases of HIV were identified in Fairfax Health District (FHD) in 2017; equivalent to a rate of 9.6 per 100,000 population and decrease of 3% from 2016 (9.9 per 100,000 population). This was less than the 2017 Virginia statewide incidence rate of 10.5 per 100,000 population.

In 2017, new infections were identified in most areas throughout FHD; however, areas with higher rates of HIV infections include parts of Alexandria, Merrifield, and Seven Corners.

72.8% (n=83) of new HIV cases were male in FHD, yielding a HIV rate ratio of male to female of 3.0 in 2017. The HIV case male-to-female rate ratio in Virginia in 2017 was 3.8.

In 2017, individuals with new HIV cases ranged in age from 2 to 76 years with a median of 36 years. During 2017, five pediatric cases of HIV were identified in Virginia, of which one was an FHD resident and a newcomer from overseas. The highest incidence of disease in FHD was among persons aged 25-34 years (19.1 per 100,000 population).

Persons identifying as black, regardless of sex, had the highest incidence of HIV among all other racial and ethnic groups in FHD during 2017. Stratifying by age group highlights additional disparities where new cases of HIV were identified in all age groups among persons identifying as black; however, no cases among persons identifying as white, non-Hispanic, the largest racial and ethnic group in Fairfax District, were in the 18-24 age group.

Among new HIV cases with a reported or identified risk group (n=57, 50%), 41 (72%) cases were attributed to male-to-male sexual (MSM) contact (40 MSM; 1 MSM & injection drug use (IDU)). Only one (2%) HIV case was solely attributed to IDU.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

According to the Capital Improvement Program (CIP) which is Fairfax County's five-year roadmap for creating, maintaining and funding present and future capital infrastructure requirements, Fairfax County sets two goals to create and implement a community development plan.

Revitalization and Neighborhood Improvements Goals

- To preserve and improve older commercial areas of the County and their respective residential communities.
- To create public/private partnerships which contribute to the economic vitality and viability of selected older commercial areas.
- To provide healthier and more competitive commercial establishments, more attractive and stabilized commercial centers, better services and improved shopping opportunities for the respective communities.
- To prevent the deterioration of older, stable neighborhoods.

Athletic Field Program Goals

- Develop and maintain athletic fields at both Fairfax County Public Schools (FCPS) and Fairfax County Park Authority sites throughout the County.

Describe the jurisdiction's need for Public Facilities:

The needs listed below were drawn from the FY 2020-FY 2024 Adopted Capital Improvement Plan (CIP).

Lewinsville Redevelopment (Dranesville District): This project includes the redevelopment of the Lewinsville Center. The project includes the demolition of the existing facility and construction of two buildings. The first building will provide 82 units of affordable independent senior housing units, which will be constructed and operated at no cost to the County using Low Income Housing Tax Credits (LIHTC) under a long-term ground lease agreement. The second building is funded by the County and will include the Health Department's adult day care facility, two child day care centers, and the expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services.

Reston Town Center North (RTCN) Library and Community Spaces (Hunter Mill District): Approximately \$38 million is proposed for a replacement Reston Library, community space, and common infrastructure as part of the overall master plan that reconfigures and provides integrated redevelopment of approximately 50 acres currently owned by Fairfax County and Inova at RTCN.

Tysons Public Facilities (Hunter Mill and Providence Districts): As part of the redevelopment of Tysons, the Department of Planning and Zoning is working with developers to proffer public facilities. A number of new facilities are proposed including a replacement Tysons Fire Station, new fire station, police station, a community center, and a library.

How were these needs determined?

Fairfax County's needs for Public Facilities were drawn from the county FY 2020-FY 2024 CIP. The capital program and budget is the result of an ongoing infrastructure planning process. Infrastructure planning decisions must be made with regard to both existing and new facilities and equipment. For existing facilities, the planning process addresses appropriate capital renewal strategies and repair versus-replacement of facilities. New service demands are also considered since they often affect capital facility requirements. Planning for the five-year Capital Improvement Program period, and the subsequent five years, includes linking the Public Facilities Plan portion of the Comprehensive Plan to the capital requirements, conducting needs assessments and allowing for flexibility to take advantage of opportunities for capital investment. The CIP is developed annually using the 10 Principles of Capital Improvement Planning.

Describe the jurisdiction's need for Public Improvements:

The needs listed below were drawn from the FY 2020-FY 2024 Adopted Capital Improvement Plan (CIP).

Rail to Dulles (Providence, Hunter Mill, Dranesville Districts): The Rail to Dulles project includes the completion of a 23-mile extension of the Metro rail line, beginning between the East and West Falls Church Stations located along I-66, extending along the Dulles Connector Road (DCR) to Route 123, then through Tyson's Corner to Route 7, turning west to reconnect with the Dulles International Airport Access Highway (DIAAH) and then to Dulles Airport and into Loudoun County.

Route 28 Spot Widening (Sully District): The Route 28 District Advisory Board recommended to approve \$6.0 million in Project Completion Funds (PCF) for final design plans for four priority sections of Route 28 widening from six to eight lanes.

Herndon Metrorail Station Parking Garage (Hunter Mill District): The existing Herndon Park and Ride facility has been designated as the site for the Herndon Station as part of the Phase 2 Rail to Dulles project. The Herndon Station Garage is required to accommodate the anticipated parking requirements for the new Metrorail station and is in addition to the existing garage at this site. The new garage will have approximately 2,007 parking spaces, bicycle amenities, pedestrian and vehicular bridges connecting to the existing garage, associated stormwater management, roadwork and transportation improvements.

Massey Complex Master Planning and Redevelopment (Providence District): Funding of \$700,000 has been approved to support a Massey Complex Master Planning effort to evaluate potential land use alternatives for the future of the entire Massey Complex. The County has hired a master planning consultant team and the planning process is underway. Major areas of consideration will include the Massey Building site, the Old Courthouse, the Burkholder Administrative Center, and existing surface parking lots.

Sports Complex Opportunities (Countywide): In June 2017, the Board of Supervisors formed a Sports Tourism Task Force to look at potential ways to support the growing youth and adult sports market and build new sporting facilities for County residents.

Willard Health Center Campus Redevelopment (Fairfax City): The County entered into an agreement with the City of Fairfax in August 2017 for a shared feasibility study of a joint redevelopment project. The goal of the agreement is to develop a master plan that maximizes the use of the Countyowned Joseph Willard Health Center and JoAnne Jorgenson Laboratory, with the City-owned Sherwood Center and City of Fairfax Police Department sites.

Patrick Henry Library Partnership (Hunter Mill District): A study is currently underway to review options for a proposed joint development project between Fairfax County and the Town of Vienna to renovate or replace the Patrick Henry Library and provide additional parking in a structured garage for the Library and the Town.

How were these needs determined?

Fairfax County's needs for Public Facilities were drawn from the county FY 2020-FY 2024 CIP. The capital program and budget is the result of an ongoing infrastructure planning process. Infrastructure planning decisions must be made with regard to both existing and new facilities and equipment. For existing facilities, the planning process addresses appropriate capital renewal strategies and repair versus-replacement of facilities. New service demands are also considered since they often affect capital facility requirements. Planning for the five-year Capital Improvement Program period, and the subsequent five years, includes linking the Public Facilities Plan portion of the Comprehensive Plan to the capital requirements, conducting needs assessments and allowing for flexibility to take advantage of opportunities for capital investment. The CIP is developed annually using the 10 Principles of Capital Improvement Planning.

Describe the jurisdiction's need for Public Services:

The needs listed below were drawn from the FY 2020-FY 2024 Adopted Capital Improvement Plan (CIP).

East County Human Services Center (Mason District): \$117,375,000 is proposed for a new East County Human Services Center to be located in the Bailey's Crossroads area. This facility will provide enhanced service delivery to the residents of the eastern part of the County through consolidation of existing leased facility spaces in the service area to an integrated Health and Human Services site with the goal of addressing the residents' needs in an effective and efficient manner.

Reston Town Center North (RTCN) Shelter and Human Services Center (Hunter Mill District): Approximately \$105,500,000 is proposed to fund an emergency shelter with transitional housing and a replacement facility for the existing North County Health and Human Services Center as part of the overall master plan that reconfigures and provides integrated redevelopment of approximately 50 acres currently owned by Fairfax County and Inova at Reston Town Center North.

Reston Town Center North (RTCN) RECenter (Hunter Mill District): As part of the development of the Reston Town Center North area, the Fairfax County Park Authority is considering the future development of a new RECenter to serve the high demand in the Reston area. This RECenter may include facilities for indoor aquatics, fitness, sports and other recreation programs to meet the need of the surrounding community as determined by a market based study prior to development.

Events Center (Mt Vernon District): \$10,000,000 to support renovations for an Events Center at the Workhouse Arts Center. The Workhouse campus is a 56-acre, historically important County landmark, situated on the site of the former Lorton prison. A planned Event Center is a key element of the educational, visual and performing arts campus run by the Workhouse Arts Foundation (WAF).

Willston Multi-Cultural Center (Mason District): The Willston Multi-Cultural Center is planned to be redeveloped for educational, governmental, cultural or human services uses. The Seven Corners area plan envisions redevelopment around a mixed use, walkable community development.

How were these needs determined?

Fairfax County's needs for Public Facilities were drawn from the county FY 2020-FY 2024 CIP. The capital program and budget is the result of an ongoing infrastructure planning process. Infrastructure planning decisions must be made with regard to both existing and new facilities and equipment. For existing facilities, the planning process addresses appropriate capital renewal strategies and repair versus-replacement of facilities. New service demands are also considered since they often affect capital facility requirements. Planning for the five-year Capital Improvement Program period, and the subsequent five years, includes linking the Public Facilities Plan portion of the Comprehensive Plan to the capital requirements, conducting needs assessments and allowing for flexibility to take advantage of opportunities for capital investment. The CIP is developed annually using the 10 Principles of Capital Improvement Planning.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Virginia Center for Housing Research (VCHR) at Virginia Tech estimates that the number of households in Fairfax County will increase approximately 18 percent by 2035, should the householder rate remain relatively the same. VCHR expects the number of low-income households to increase approximately 18 percent from 2018 to 2035. VCHR expects the number of householders 65 and older to increase much faster than households overall, more than 55 percent from 2018 to 2035. These relative increases suggest that housing for seniors should be an important consideration for Fairfax County over the next 20 years.

The majority of housing units in Fairfax County are owner occupied units with three or more bedrooms. Two-bedroom rental units and three or more bedrooms rental units make up the next largest group. On the other hand, most households are one-person and two-person households: 53 percent among owners and 58 percent among renters. As small-size households continue to increase, the demand for small unit size will likely increase. Small households do not necessarily live in small units, but in Fairfax County, where housing costs are high, smaller units with fewer bedrooms may be more affordable for small households.

Finding affordable housing is becoming more difficult, especially for low-income households. There are not enough affordable units in the county to accommodate extremely low and very low-income households. Many of the units that would be affordable to low income households are occupied by households in a higher income category, exacerbating the lack of supply. *The total affordable housing gap for **low-income renters**, those with incomes 80 percent of AMI or less, the affordable housing gap is approximately 37,535 units. For **low-income owners**, those with incomes 80% of AMI or less, the gap is approximately 26,385 units.*

Lower-income households do not compete as well as higher-income households for scarce, naturally occurring affordable housing and therefore, lower income households are more likely forced to accept substandard, unaffordable or inappropriate housing in order to obtain housing at all. Arguably, this trend affects extremely low-income households most and County staff observations suggest that such competition “crowds-out” some households with extremely low incomes even if they benefit from subsidies and other supports.

A total of 45 percent of renters and 22 percent of owners experience at least one housing-related condition, evidence that many county households are living in substandard housing or spending more than 30 percent of their household income on housing costs. In 2016, there were 39,869 occupied housing units in Fairfax County built prior to 1980 with at least one child aged 6 or under. These are the

households at most risk for lead-based paint exposure.

Below is an overview of the Market Analysis; more detail is included in each corresponding section:

MA-10 Number of Housing Units

- Fairfax County had 415,485 housing units as of 2018. Single-family detached homes account for 47 percent of housing stock while structures with 20+ units make up 13 percent.
- Over 7,000 households benefit from an affordable housing program including Voucher.

MA-15 Cost of Housing

- Median gross rent increased by 16 percent and monthly owner cost increased by 2 percent, while median household income increased by 16 percent from 2011 to 2018.
- As of 2016, 65 percent of units are affordable only to households with 80 percent and more of HAMFI.
- As of 2016, 40 percent of rental stocks that are affordable to extremely low, very low and low income households are occupied by households with higher income.

MA-20 Condition of Housing

- As of 2018, 38 percent of all housing units were built between 1980 and 1999. 35 percent were built between 1960 and 1979. 12 percent of units are relatively new, built in 2000 or later.
- 39,869 households with at least one child aged 6 or under live in housing units built prior to 1980, giving way to risk for lead-based paint issues.

MA-25 Public and Assisted Housing

- There is no public housing in Fairfax County.
- All 1,060 Public Housing units were converted to federal Section 8 subsidies under RAD during FY 2017 and FY 2018.

MA-30 Homeless Facilities

- The Office to Prevent and End Homelessness, part of the Department of Housing and Community Development and non-profits offers a range of facilities and services including homelessness prevention, rapid rehousing, and permanent supportive housing.

MA-35 Special Needs Facilities

- The demand for supportive housing services and affordable housing subsidies among people with disabilities and older adults is expected to drastically increase due to the expected population growth of older adults and the natural population growth resulting in an increase of non-elderly adults with disabilities, as well as any potential impacts of the COVID-19 pandemic.

- Fairfax County Housing and Community Development works together with the Department of Behavioral Health and Disability Services to provide short-term rental assistance vouchers to persons with disabilities to help subsidize individuals that need to live independently and cannot afford fair market rent.
- The strategic plan establishes nine priority areas that provide the framework for the people and organizations of Fairfax County to shape the future together for 2020 and beyond. One of the nine priority areas is “Housing and Neighborhood Livability” and it contains specific strategies, indicators, and metrics specific to homelessness.

MA-40 Barriers to Affordable Housing

- In terms of affordable housing, limitations faced by the county include difficulties in housing supply, negative views or concerns about affordable housing, difficulties in allocating resources efficiently, and needs to improve housing services.

MA-45 Non-Housing Community Development Assets

- As of 2018, Fairfax residents are highly educated. 65 percent of Fairfax residents in Labor force have a bachelor's degree or higher.
- The largest employment sector within Fairfax County is Professional, Scientific, Management, and Administrative Waste Management Services. This sector accounts for more than 39 percent of the County’s jobs.

MA-50 Needs and Market Analysis Discussion

- According to the analysis performed with 2012-2016 CHAS, there are 5 places with more than 40 percent of households with 1 or more housing problems (greater than 30 percent cost burden, overcrowded, or lacking complete kitchen or bathroom facilities)- **Bailey's Crossroads/Seven Corners** (Bailey’s Crossroads CDP & Seven Corners CDP), **Richmond Corridor/Route 1** (Fort Belvoir CDP, Hybla Valley CDP & Woodlawn CDP)
- According to the analysis performed with 2012-2016 CHAS, there are 3 CDPs where the share of **Black or African American** households is over 25%. They are in the Richmond Corridor/Route 1 area: *Hybla Valley CDP, Lorton CDP, Woodlawn CDP*. There are 5 CDPs where the share of **Asian** households is over 25%. They are in Western Fairfax/Chantilly: the Fair Lakes CDP, Floris CDP and McNair CDP; in the Richmond Corridor/Route 1 area, the Laurel Hill CDP; and in Merrifield, the Merrifield CDP. There are 4 CDPs where the share of **Hispanic** households is over 25%. They are in Western Fairfax/Chantilly, Richmond Corridor/Route 1: Groveton CDP, Hybla Valley CDP, Woodlawn CDP; and the Bailey's Crossroads CDP.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households

- The identified Fairfax County broadband coverage is 97% which means most households have broadband access.

- Currently, Fairfax County is served by three wireline broadband providers. Almost every residence in the County has a choice of two cable operators for high-speed Internet access – in addition to wireless or satellite solutions.

MA-65 Hazard Mitigation

- Fairfax County is vulnerable to a wide range of natural hazards to include flooding, wind, tornadoes, winter weather, earthquakes, extreme temperatures, and others.
- People living in poverty have the least resources to adapt to climate change and recover from natural hazards. Additionally, people with poor health status are more vulnerable to severe heat events and poor air quality, both of which are increased by climate change.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Fairfax County has 415,485 housing units in 2018. Single-family detached homes account for 47 percent of housing stock while 20+ units structures make up 13 percent. A total of 69 percent of county housing units are 3 or more bedrooms. The Fairfax County Redevelopment and Housing Authority provides affordable housing programs for both owners and renters to qualified county residents. Over 7,000 households benefit from an affordable housing program including housing vouchers.

All residential properties by number of units

Property Type	Number	Percent
1-unit detached structure	195,027	47%
1-unit, attached structure	94,841	23%
2-4 units	6,985	2%
5-19 units	62,383	15%
20 or more units	54,145	13%
Mobile Home, boat, RV, van, etc	2,104	1%
Total	415,485	100%

Table 1 – Residential Properties by Unit Number

Data Source: 2018 ACS 1 year, Table B25024

Property Type	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1-unit detached structure	174,059	64%	14,847*	12%*
1-unit, attached structure	69,351	25%	21,710	18%
2-4 units	2,261*	1%*	4,293*	3%*
5-19 units	13,141	5%	45,073	37%
20 or more units	13,090	5%	36,974	30%
Mobile Home, boat, RV, van, etc	1,446*	1%*	383*	0%*
Total	273,348	100%	123,280	100%

Table X – Residential Properties by Unit Number and Tenure

Data Source: 2018 ACS 1 year, Table B25032

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

Residential Properties by Number of Units Narrative

Single family homes make up 70 percent of Fairfax County’s housing stock. The rest of the county’s stock is primarily multifamily units, with a small fraction made up of mobile homes, boats, RVs, vans and other types of dwelling units. The proportion of single-family homes in Fairfax County is higher than the proportion nationwide (67.2%) and in the DC metro area (65.3%) but lower than Virginia (72.0%) in 2018. 89 percent of owners live in single-family homes. This figure is similar with nationwide (88.3%), in Virginia (91.0%) and in the DC Metro (89.4%).

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,101*	0%*	5,247	4%
1 bedroom	6,399	2%	32,165	26%
2 bedrooms	31,997	12%	46,593	38%
3 or more bedrooms	233,851	86%	39,275	32%
Total	273,348	100%	123,280	100%

Table 2 – Unit Size by Tenure

Data Source: 2018 ACS 1 year, Table B25042

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable.

Household Size by Tenure

	Owner-occupied		Renter-occupied	
	Number	%	Number	%
1-person household	53,647	19.6%	35,059	28.4%
2-person household	88,734	32.5%	35,915	29.1%
3-person household	52,237	19.1%	19,113	15.5%
4-or-more-person household	78,730	28.8%	33,193	26.9%
Total	273,348	100%	123,280	100%

Table 3 – Household Size by Tenure

Data Source: 2018 ACS 1 year, Table B25009

Unit Size by Tenure Narrative

The majority of housing units in Fairfax County are owner occupied units with three or more bedrooms. Two-bedroom rental units and three or more bedrooms rental units make up the next largest group. On the other hand, most households are one-person and two-person households: 52 percent among owners and 58 percent among renters. As small size households continue to increase, the demand for small unit size will likely increase. Small households do not necessarily live in small units, but in Fairfax County, where housing costs are high, smaller units with fewer bedrooms may be more affordable for small households.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Housing Choice Voucher (HCV), Project-Based Voucher, Fairfax County Rental Program (FCRP), and Bridging Affordability are all designed to provide affordable rental housing for low-income families in Fairfax County. The first two programs are federally funded, the third is county-funded, and the last is a collaboration with non-profit agencies. The average household income served in these programs in FY

2019 was \$26,422 or approximately 27 percent of the Area Median Income (AMI) for a family of two; this meets the federal definition of “extremely low income.” 7,349 residential rental units – 5,198 vouchers by federal program, 1,992 units by county program, and 159 units by non-profit partnership- were provided by federal, state, and local programs for low-income households in Fairfax County.

Housing Choice Voucher (HCV) and Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) programs are supported by HUD. Two programs generally serve households with incomes up to 50 percent of AMI. In 2019, **5,198** vouchers authorized by HUD (includes 1,060 PBV-RAD units¹). The average household income served in FY2019 was \$18,557, approximately 19 percent of AMI for a two-person household. Most new lease ups are among households earning up to 30 percent AMI.

The Fairfax County Rental Program (FCRP) includes all rental property owned by the Fairfax County Redevelopment and Housing Authority (FCRHA) and developed with funds other than Public Housing funds. This program includes housing for families, single persons, seniors, and supportive housing for special populations. FCRHA own all the properties, but it does have loans/partnerships on them as well. The FCRP serves a range of households with incomes from the low teens to moderate incomes, depending on program component. Except for Housing Choice Voucher assisted units, all units have a minimum rent requirement and thus a minimum income for eligibility. The FCRP generally serves working households with incomes which are higher than those households in the Housing Choice Voucher programs. In 2019, there are **1,992** multifamily units in the program. Average household income served in FY 2019 was \$44,584, approximately 41 percent of AMI for a three-person household.

Bridging Affordability program is a local program that provides case management and supportive services like job training and financial education, depending on client needs, as well as rental assistance for up to 24 months. This is a collaborative of 14 Fairfax County nonprofit agencies and in partnership with the Department of Housing. Households receiving rental subsidies are required to pay 35% percent of their income for housing. This program serves households with 30-50% of the AMI, living or working in Fairfax County. In 2019, **159** households under lease. Average household income served in FY 2019 was \$21,537, approximately 18 percent of AMI.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Housing Preservation Database accessed in 2020, there were 1,486 units with subsidy end dates 2019-2021 and 1,584 subsidized units that may be at-risk throughout the Consolidated period 2022-2026. Units owned by the FCRHA or Fairfax County will remain affordable subject to continued federal funding from HUD and owner contract renewal.

¹ All of existing public housings in Fairfax County has been converted to RAD. The units were built or acquired using federal funds.

Does the availability of housing units meet the needs of the population?

Only 1.6 percent of the County's dwelling units are efficiency style units with no bedroom. There are approximately 43,128 one-bedroom units, 10.4 percent of the housing stock, and 83,439 two bedroom units, 20.1 percent of the housing stock. The majority of the County's housing stock is made up of three or more bedroom units. Based on the type and size of households in Fairfax County, there are too few small dwelling units. Small families and singles make up 49 percent of Fairfax County's households, but only 32 percent of the County's housing stock is made up of efficiency, one, and two-bedroom units.

Need for more affordable housing for low and moderate-income households is indicated by prevalence of housing conditions and the affordable housing gap. Further, the county anticipates greater need for housing to accommodate aging adults based on household projections. These needs are discussed in more depth below.

Describe the need for specific types of housing:

Based on the type and size of households in Fairfax County, there are too few small dwelling units. Small families and singles make up 49 percent of Fairfax County's households, but only 32 percent of the County's housing stock is made up of efficiency, one, and two-bedroom units.

Many units that would be affordable to households with low and moderate incomes are occupied by households with income higher than needed to comfortably afford their homes. Since low and moderate income households face intense competition for affordable, well located units, more income-restricted units are needed to support extremely low income households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

After the Great Recession, the characteristics of the US housing market can be summarized as an increase in rental preferences and a decline in homeownership.²³ The number of renters has increased across all ages, races, and household types. The homeownership rate declined continuously until stabilizing in 2016. While the strengthening of the economy, the entry of millennials into the housing market, and financial and wellness implications of COVID-19 may increase the demand for homeownership opportunities, uncertain future economic, credit, and housing market conditions make trends toward homeownership less predictable. Soaring rental demand and a relatively tight rental market resulted in increased real rent over the past five years made the rental market extremely tight. The supply of rental housing was concentrated in high-end apartments, which did not meet the housing demand of low-income households. Median contract rent increased by 20 percent from 2011 to 2018, while median household incomes increased by 16 percent. Median home value increased by 18 percent. Since low-income households are mostly renters, a rent increasing faster than income may have created more low-income rent-burden. The home value has also risen, but due to the lowest interest rate in history, the rise in monthly owner cost is modest, suggesting that income inequality between owner and renter may have deepened.

To evaluate the discrepancy between supply and demand of housing for low-income households, VCHR estimated the housing affordability gap, the difference between the number of affordable units needed and the number of available affordable units using 2012-2016 CHAS data, for Fairfax County. Of the 130,765 rental units in Fairfax County, about 65 percent of units are affordable only to households with 80 percent and more of HAMFI. About 40 percent of rental units that are affordable to extremely low, very low and low income households are occupied by households with higher income. For renting and owner households, many of the units that would be affordable to low income households are occupied by households in a higher income category. Of the 266,965 owner-occupied/for-sale units in Fairfax County, about 84 percent of units are affordable only to households with 100 percent and more of HAMFI. About 65 percent of owned/for-sale units that are affordable to extremely low, very low and low-income households are occupied by households with higher income. This fact indicates that homebuyers in lower income ranges experience intense competition for affordable homes from households with incomes in higher ranges.

² Joint Center for Housing Studies. (2016). The state of the nation's housing 2017.

³ Joint Center for Housing Studies. (2017). America's Rental Housing 2017.

Definitions

Median Home Value: Value at which half of the homes are valued above and half of the homes are valued below the average.

Contract Rent: Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

Cost of Housing

	Base Year: 2011	Most Recent Year: 2018	% Change
Median Home Value	480,300	569,000	18%
Median Contract Rent	1,459	1,749	20%
Median Gross Rent	1,592	1,851	16%

Table 4 – Cost of Housing

Data Source: 2011 and 2018 ACS 1-year estimates

Rent Paid	Number	%
Less than \$500	3,409	2.8%
\$500-999	4,155	3.4%
\$1,000-1,499	18,743	15.5%
\$1,500-1,999	48,507	40.2%
\$2,000 or more	45,882	38.0%
Total	120,696	100.0%

Table 5 - Rent Paid

Data Source: 2018 ACS 1 year, Table B25063

Cost of Housing Narrative

At the beginning of the Great Recession, household income stagnated, but it has gradually recovered and increased steadily since 2012. Throughout the United States, the number of renters across all ages, races, and household types has increased since the Great Recession, particularly among high-income and older households⁴. The market responded to changes in demand by expanding the supply of apartments and single-family homes, but few affordable housing units for middle and low-income renter have been added. Likewise, in Fairfax County, the number of renters has increased. Insufficient housing supply and an increase in rent at a faster rate than income increase prevented the cost-burden problem from being solved.

Median contract rent in 2018 was \$1,749 (2018 ACS 1-year estimates). Median gross rent, which includes utilities, was \$1,851. If \$1,851 is equivalent to 35 percent of a household's income, that

⁴ Joint Center for Housing Studies. (2017). America's Rental Housing 2017.

household earns \$63,462 per year. Approximately 26,307 households paid \$1,499 or less rent in 2018, while 69,807 households earned less than \$50,000 in 2018 (2018 ACS 1-year estimates). These numbers imply that many renters were cost burdened in 2018.

Affordable Housing Stock

% Units affordable to Households earning	Renter Occupied	Owner Occupied
30% HAMFI	9,690	No Data
50% HAMFI	9,660	12,695
80% HAMFI	26,760	10,690
100% HAMFI	No Data	22,310
Total	46,110	43,910

Table 6 – Affordable Housing Stock

Data Source: 2012-2016 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,504	1,561	1,793	2,353	2,902
High HOME Rent	1,310	1,405	1,688	1,942	2,148
Low HOME Rent	1,026	1,099	1,318	1,523	1,700

Table 7 – Monthly Rent

Data Source: 2018 HUD FMR and HOME Rents

Definitions

Fair Market Rent (FMR): Gross rent estimates that include rent plus the cost of all tenant-paid utilities. FMRs are set to the dollar amount at which 40 percent of the standard-quality rental housing units are rented, excluding non-market rental housing (e.g. Public Housing). For jurisdictions within a metropolitan area, the FMR is based on the metropolitan area.

High HOME Rent: Equal to the FMR or 30 percent of the adjusted income of a family whose income equals 65 percent AMI, whichever is lower.

Low HOME Rent: Equal to 30 percent of the adjusted income of a family whose income equals 50 percent AMI.

Is there sufficient housing for households at all income levels?

Without considering whether affordable units are occupied by households making more than the minimum income required to afford their unit without being burdened by housing cost, there are simply

not enough rental units in the county to accommodate all extremely low and very low income households. About 40 percent of rental units that are affordable to extremely low, very low and low income households are occupied by households with higher income. About 65 percent of owned/for-sale stocks that are affordable to extremely low, very low and low income households are occupied by households with higher income. Based on the data provided in the Affordable Housing Gap Analysis one can safely conclude that a minimum of 12,115 additional rental units affordable for individuals making 30 percent of AMI or less would be required to relieve housing cost burden among extremely low income renter households. Should these units be dedicated to households with incomes of 30 percent of AMI or less, then the units these households currently occupy would be freed up, allowing some households in higher income categories to occupy more affordable housing.

As in the case of renter occupied households, there are a substantial number of low and moderate-income homeowners who are cost burdened. A total of 63 percent, approximately 34,555, of owner households with incomes at or below 100 percent of AMI are cost burdened. A total of 66 percent of the owned or for-sale housing stock that would be affordable to very low, low and moderate-income households is occupied by households with income greater than is required to afford those units without being cost burdened. Without considering whether affordable units are occupied by households making more than the minimum income required to afford their unit without being burdened by housing cost, there are more than 16,150 fewer affordable for-sale or owned units than there are very low and low-income owners.

How is affordability of housing likely to change considering changes to home values and/or rents?

Median gross rent increased by 16 percent and monthly owner cost increased by 2 percent from 2011 to 2018. Over the same time period, median income increased by 16 percent. It can be considered that the housing affordability has not improved because the increase in income is not greater than the increase in rent. The number of households who spend more than 30% of their income on housing costs has decreased since 2011. However, while the number of cost burdened owners decreased, the number of cost burdened renters increased. Among extremely low and very low-income households, cost burdened is more prevalent. Regardless of the renter and owner, the number of cost burdened with extremely low and very low-income has increased.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fairfax County median contract rent was \$1,749 and median gross rent was \$1,851 in 2018. Fairfax County median contract rent and median gross rent were higher than the metro area as a whole. Median contract rent for the Washington metro area was \$1,540 and median gross rent was \$1,670. Since Fair Market Rents are based on the metro area, and Fairfax County median rent is substantially

higher than median rent in the Washington metro area, Fairfax County median rent is likely higher than Fair Market Rent for each type of unit: efficiency, 1 bedroom, 2 bedroom.

Fairfax County median gross rent is higher than Fair Market rent for a 2 bedroom unit, but less than Fair Market rent for a 3 bedroom unit. Fairfax County median gross rent are more than High HOME rent for a 3 bedroom unit, but less than High HOME rent for a 4 bedroom unit.

The County's additional rental programs such as ADU rental and WDU are intended to supplement those programs in which rents are prescribed by FMR and HOME rent in order to create access to affordable rental for a broader population.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

A significant number of households in Fairfax County are burdened by financial and/or physical conditions in their homes. Whether it is the cost of their housing, the condition of their unit, the number of people that are occupying their unit, or the exposure to lead paint, households need assistance to maintain a safe and affordable home.

Definitions

Pursuant to 24 CFR 235.1206 (f) [Title 24 Housing and Urban Development; Subtitle B Regulations Relating to Housing and Urban Development; Chapter II Office of Assistant Secretary for Housing Federal Housing Commissioner, Department of Housing and Urban Development; Subchapter B Mortgage and Loan Insurance Programs under National Housing Act and Other Authorities; Part 235 Mortgage Insurance and Assistance Payments for Home Ownership and Project Rehabilitation; Subpart H Eligibility Requirements: Contract Rights and Obligations; Assistance Payments Contracts; Servicing Responsibilities Refinancing Mortgages Under Section 235(R) of the National Housing Act; Eligibility Requirements; Direct Endorsement], the term Substantial Rehabilitation means “the improvement of a unit in substandard condition to a decent, safe and sanitary level, meeting FHA’s standards for mortgage insurance. Units are in substandard condition when, while they may be structurally sound, they do not provide safe and adequate shelter, and in their present condition endanger the health, safety, or well-being of the occupants. Such housing has one or more defects, or a combination of potential defects in sufficient number or extent to require considerable repair or rebuilding, or is of inadequate original construction. The defects are either so critical or so widespread that the structure should be extensively repaired. The estimated cost of the rehabilitation should normally not be less than 25 percent of the value of the property (including land) after rehabilitation. The rehabilitation should be of such scope that, when completed, all the components in the house are operable and should not be anticipated to require any work or major expense over and above normal maintenance for the first one-fourth to one-third of the mortgage term.”

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	58,053	21%	54,325	44%
With two selected Conditions	1,498*	1%*	5,132	4%
With three selected Conditions	42*	0%*	317*	0%*
With four selected Conditions	0*	0%*	0*	0%*
No selected Conditions	213,755	78%	63,506	52%
Total	273,348	100%	123,280	100%

Table 8 - Condition of Units

Data Source: 2018 ACS 1 year, Table B25123

Data Note: *The coefficient of variation is greater than 15% for this estimate and therefore it is unreliable. There are very few households that experience three out of four or all four selected conditions, each margin of error includes zero.

Condition of Units Narrative

The variable “Selected Conditions” is defined for owner and renter occupied housing units as having at least one of the following conditions: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, 3) with 1.01 or more occupants per room, 4) selected monthly owner costs as a percentage of household income greater than 30 percent, and 5) gross rent as a percentage of household income greater than 30 percent. Selected conditions provide information in assessing the quality of the housing inventory and its occupants. The data is used to easily identify those homes in which the quality of living and housing can be considered substandard.

Nearly 30 percent of households reported one of the “selected conditions” defined above. Renters more often experience housing-related conditions that indicate that the quality of living or housing may be substandard, nonetheless 22 percent of owners reported similar conditions.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	34,600	13%	25,635	21%
1980-1999	105,495	39%	46,349	38%
1960-1979	96,895	35%	41,178	33%
Before 1960	36,358	13%	10,118	8%
Total	273,348	100%	123,280	100%

Table 9 – Year Unit Built

Data Source: 2018 ACS 1 year, table B25036

Year Unit Built Narrative

The majority of housing units in Fairfax County were built between 1960 and 1999. Approximately 39 percent of all units were built between 1980 and 1999. Approximately 35 percent were built between 1960 and 1979. Only 12 percent of units in Fairfax County were built before 1960. 3 percent of units were built in 2010 or later and 11 percent of units were built between 2000 and 2009. Owner- and renter-occupied units have nearly the same percentage of homes built in each time period listed in the table. Renter occupied units are somewhat newer, with 8 percent more renter-occupied units built in 2000 or later. As the existing housing stock ages, there is more need for affordable repair and improvement or replacement.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	130,242	49	53,742	43
Housing Units build before 1980 with children present	19,259	7	19,610	16

Table 10 – Risk of Lead-Based Paint

Data Source: 2014-2018 ACS (Total Units) 2012-2016 CHAS (Units with Children present)

Risk of Lead-Based Paint Hazard Narrative

In 1978, due to known serious health implications, lead-based paint was prohibited by federal regulations. However, lead-based paint remaining in older structures continues to be a health threat for children primarily under the age of 6. The 2016 Comprehensive Housing Affordability Strategy (CHAS) tables, based on the American Community Survey microdata for 2012-2016, shows that 39,869 households with at least one child aged 6 or under live in housing units built prior to 1980, giving way to risk for lead-based paint issues.

While the Virginia Department of Health (VDH) recommends children at age 9-months and at age 2 years be screened for lead exposure, it is not required. Since all children are not tested, there is not enough data to accurately estimate how many children have elevated lead levels in their blood that have not been tested and how many housing units contain lead-based paint hazards.

The Fairfax County Health Department provides free blood lead level testing for those children under 6 without health insurance. If testing from private health providers reveals an elevated blood lead level of 10 micrograms per deciliter or greater for children under 6, the results are reported to the Fairfax County Health Department. For all cases where elevated blood lead levels are determined, the Health Department initiates an evaluation and follow-up procedure. All tests and results are reported to the Virginia Department of Health.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	-	-	-
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

Table 11 - Vacant Units

Vacant Units Narrative

Data for the table is not available, however a limited amount of data is available from the ACS. According to the 2018 ACS 1year estimates, there are 18,857 vacant units which accounts for 4.5 percent of housing stock. Market vacancies, those units in for-sale or for-rent account for 41 percent of

vacancies. The market vacancy rate is 1.8 percent, indicating a tight market. Those units in transition, sold or rented, but not yet occupied represented 16 percent of vacant units. Approximately one-third of vacant units are “other vacant” which can largely be interpreted long-term vacancies—abandoned, slated for demolition or otherwise held vacant, for example owned by someone who has moved in with family or to assisted living.

Need for Owner and Rental Rehabilitation

As the existing housing stock ages there is more need for affordable repair and improvement or replacement. Additionally, as the county population ages, those aging in their homes will need additional support to maintain their homes. The importance of affordable home repair and home maintenance support and education for both seniors and new homeowners has been emphasized by county housing stakeholders and Homeownership & Relocation Services Division staff.

Nearly 30 percent of households reported one of the “selected conditions” that indicate that the quality of living or housing may be substandard, nonetheless 22 percent of owners reported similar conditions. Whether these conditions are physical or financial, they indicate that the housing stock these households inhabit is already substandard or that these households may struggle to maintain the property given their financial burden.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The 39,869 occupied homes in Fairfax County built prior to 1980 with at least one child aged 6 or under can be used as an estimate of the number of housing units that have the potential for lead-based paint hazards.

Of the 39,869 occupied homes built prior to 1980 with at least one child aged 6 or under, 10,874 households are low income, making less than or equal to 80 percent of AMI, and 3,425 households are moderate income, making greater than 80 percent but less than 100 percent of AMI. Of the 39,869 homes with the potential for lead-based paint, 27 percent are low income and 9 percent are moderate income households.

The Fairfax County Health Department provides free blood lead level testing for those children under 6 without health insurance. If testing from private health providers reveals an elevated blood lead level of 10 micrograms per deciliter or greater for children under 6, the results are reported to the Fairfax County Health Department. For all cases where elevated blood lead levels are determined, the Health Department initiates an evaluation and follow-up procedure. All tests and results are reported to the Virginia Department of Health.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

All 1,060 Public Housing units were converted to federal Section 8 subsidies under RAD during FY 2017 and FY 2018.

Totals Number of Units as of June, 2020

	Program Type								
	Certificate	Mod-Rehab	RAD	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	1,039	4,051	317	3,329	93	165	147
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 12 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There is no public housing in Fairfax County.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Facilities and Housing Targeted to Homeless Households, as of 2020

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	335	36	220	153	95
Households with Only Adults	165	271	27	474	40
Chronically Homeless Households	0	0	0	338	0
Veterans	0	0	0	39	0
Unaccompanied Youth	0	0	0	0	0

Table 13 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Many mainstream services are used to complement the services targeted to homeless persons. Health services, through the Health Department's Homeless Healthcare Program, and mental health services, through the Fairfax-Falls Church Community Services Board, are targeted to serve people experiencing homelessness and are unsheltered. Staff from both agencies, a nurse practitioner and mental health worker, are part of street outreach teams, which also include outreach workers from local nonprofit homeless services organizations.

The Fairfax County Public Schools' Homeless Liaison office supports youth experiencing homelessness by providing transportation to and from school, as well as school supplies.

The Office for Children in the Department of Neighborhood and Community Services provides prioritized access to subsidized children for families with children who are experiencing homelessness and search for employment.

Many mainstream services are available to people experiencing homelessness through the County's main information and referral service provider, the Coordinated Services Planning office in the Department of Neighborhood and Community Services. One call from an individual in need can connect them to a host of services, such as food, clothing, furniture, and financial assistance through entitlement programs like SNAP and TANF. Case managers in homeless assistance programs also connect people experiencing homelessness to mainstream services through referrals to job training, educational, and employment programs provided by government and nonprofits. Legal services and literacy programs are also common referrals. Recreational opportunities are widely available, sometimes as sliding pay scales, through the County's wide array of parks, recreation centers, and community centers. The libraries are also an important resource for people experiencing homelessness both as a source for information as well as refuge during the daytime.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Homeless assistance programs are provided through a community partnership of public and private organizations. Fairfax County government funds many of the services through its contracts with local nonprofit housing and service providers. Most of homeless assistance programs are offered through the Office to Prevent and End Homelessness, part of the Department of Housing and Community Development. Cornerstones, FACETS, New Hope Housing, and Shelter House are the primary nonprofit contractors for these services, including emergency shelter, street outreach, homelessness prevention, rapid rehousing, and permanent supportive housing. Emergency shelters are available for the general

population of households with adults and children, as well as households with only adults. Some beds, such as Artemis House, are dedicated to victims and survivors of domestic violence. Most shelter beds are year-round but additional shelter capacity is added during the winter months to prevent deaths due to hypothermia.

Other County departments, such as the Community Services Board and Health Department, also provide essential services like behavioral and physical healthcare, as well as daytime drop-in services.

Federal and state government resources also provide essential resources for local homeless assistance programs. The US Department of Housing and Urban Development (HUD) supports rapid rehousing and permanent supportive housing through its Continuum of Care program, which is especially important for serving the chronically homeless individuals in Fairfax County through nonprofits such as Pathway Homes. HUD's Emergency Solutions Grant supplements local funding to support homelessness prevention and rapid rehousing assistance. The Virginia Department of Housing and Community Development's office of Homeless and Special Needs Housing supports emergency shelter, homelessness prevention, and rapid rehousing through its Virginia Homeless Solutions Program. The Virginia Housing Trust Fund has also supported affordable and permanent supportive housing opportunities for people experiencing homelessness. The Fairfax County Health Department clinics continue to provide public health clinic services at five district office locations. Primary Care Services as were provided under the "Community Health Care Network" are no longer a service of the Health Department. The local funding that supported primary care services to low income and uninsured/underinsured under CHCN now supports the comprehensive primary care provided by two nonprofit Federally Qualified Health Centers in Fairfax County (Neighborhood Health and HealthWorks for Northern Virginia). They provide comprehensive primary care that includes family medicine, internal medicine, and pediatrics as well as dental care, behavioral health, laboratory services, pharmacy assistance, HIV care, diabetes education, and medical and non-medical case management. These services are available to anyone regardless of insurance status, and provided on a sliding fee scale to persons who are low income (under 200% of the federal poverty level).

Federal, state, and local government resources support a local nonprofit, Second Story, that specializes in serving youth under 18 and transition age youth.

Solely privately funded homeless assistance providers, such as the Lamb Center, also play a role in serving the population experiencing homelessness in Fairfax County through programs like daytime drop-in services.

Over the past 10 years, Fairfax County has significantly increased resources directed towards creating permanent housing opportunities for people experiencing homelessness. Some of the resources were created by shifting resources away from temporary housing, such as federal- and state-funded transitional housing programs, and other resources were garnered by successfully competing in grant processes like the national Continuum of Care program.

Due to resources provided by a voter-approved Human Services bond in 2016, four of the Fairfax County shelters are slated for redevelopment or replacement. The first of those shelters, Baileys Shelter and

Supportive Housing, opened its doors in 2019 with the addition of medical respite beds and permanent supportive housing, as well as expanded multi-purpose space for a variety of activities and improved accessibility. Three more shelters (Eleanor Kennedy, Embry Rucker, and Patrick Henry) are to be similarly designed.

The facilities scheduled for redevelopment or replacement are intended to balance the need for improving emergency shelter operations with increased housing opportunities. According to the annual Point in Time count, the number of unsheltered and chronically homeless individuals have not decreased at the same rate as other sub-populations. Rather than increasing the number of shelter beds, the new facilities will include the addition of more permanent supportive housing beds to accommodate these population's needs. At the same time, the community partnership has developed a robust Coordinated Entry System that establishes communitywide standards for eligibility and prioritization of housing opportunities based on common assessment tools and streamlined referral processes. The goal is that, with the increase in housing opportunities and a more rapid rate of rehousing, the number of people experiencing homelessness at a point in time will decrease.

The 10-year "Implementation Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community" ended on December 31, 2018. Leading up to, and following, the plan's end date the Community Partnership and Continuum of Care went through a process of reflecting on lessons learned and shared its findings with the Fairfax County Board of Supervisors in a [Health, Housing, and Human Services Committee meeting](#) on February 12, 2019 and in a published "[10-Year Plan Retrospective](#)".

On February 25, 2020, after more than a year of work, engagement, development and refinement, County Executive Bryan Hill presented the first ever [countywide strategic plan](#) to the Board of Supervisors. The proposed plan: (a) sets a clear, unified, community-driven vision for the next 10-20 years; (b) aligns and integrates existing issue- and department-specific plans; (c) provides a tool for focusing and prioritizing initiatives over the next 3-5 years; and (d) aims to communicate progress on achieving measurable outcomes to all stakeholders. The strategic plan establishes nine priority areas that provide the framework for the people and organizations of Fairfax County to shape the future together for 2020 and beyond. One of the nine priority areas is "[Housing and Neighborhood Livability](#)" and it contains specific strategies, indicators, and metrics specific to homelessness.

Due to the coronavirus pandemic, the county executive recommended that Board approval of the proposed Countywide Strategic Plan be postponed to allow more time to receive community feedback on the plan but respecting the need for residents to focus on their families and their health during the pandemic. In the near future, an outline will be provided to hold community meetings, as well as a timeline for Board consideration and approval.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The demand for supportive housing services and affordable housing subsidies among people with disabilities and older adults is expected to drastically increase due to the expected population growth of older adults and the natural population growth resulting in an increase of non-elderly adults with disabilities, as well as any potential impacts of the COVID-19 pandemic.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The availability of housing for people with disabilities is limited. Housing affordable to those on fixed incomes generally has long waitlists and low vacancy rates. Individuals with disabilities and older adults often need supportive services to live independently in their homes including paid in-home care, unpaid informal in-home care, and community-based programs.

A sample from the Community Service Board's (CSB) active cases shows that a total of 749 individuals with mental health and substance use have current housing needs for which there are no immediate resources available. A sampling of persons receiving CSB services with intellectual or development disabilities shows that there are 611 individuals that need residential supports. Many individuals across all CSB services need supports in the form of a subsidy, supportive housing, or some type of supervised living. CSB intends to work closely with HCD to identify new resources, and rely on continued use of existing resources, for these individuals over the next five years. In the following sections, these needs are broken down specifically by category.

Elderly, frail elderly (Not CSB), persons with disabilities (by category below)

Of the total 749 individuals in CSB with mental health and substance use that have current housing needs in 2020, 54 persons with mental health issues are over age 60. Of those individuals, 33 percent need affordable housing with no supports and 30 percent need Assisted Living Facilities or Senior Housing. There are 12 persons with substance use issues over age 60. Of those individuals, 50% need affordable housing with no supports. There were 9 out of 16 individuals with intellectual or development disabilities over the age of 60 that need residential supports. This data emphasizes that in the CSB elderly population, most individuals in need of housing, require some type of subsidized or affordable housing.

Persons with disabilities

There are 611 individuals receiving CSB services with intellectual or development disabilities that need residential supports. The CSB intends to utilize housing location services which is assistance with finding housing that the individual can afford, through Medicaid Waiver, and a new tenancy support project with funding from Department of Behavioral Health and Disability Services, to begin serving individuals

with intellectual or development disabilities that need residential supports. With Medicaid waiver, housing guide services are a covered service that includes location of, leasing of and maintenance of housing for this population. With funds through the tenancy support project, individuals on the waiver waitlist can also be referred to and served with the same services.

In addition to and collaboration with the above resources, Fairfax County Housing and Community Development works together with the Department of Behavioral Health and Disability Services to provide short term rental assistance vouchers to the above population to help subsidize individuals that need to live independently and cannot afford fair market rent.

Persons with alcohol or other drug addictions

A point in time survey of Community Service Board (CSB) substance use treatment programs in September 2020 showed that there were 115 individuals with substance use disorders identified as needing affordable housing upon discharge. In addition, 50 individuals need affordable housing that requires periodic supportive services.

These numbers include only individuals who are waiting for supportive housing, they do not include individuals who are waiting for community-based residential treatment programs. The CSB has additional waitlists for individuals who need treatment services in residential settings.

Mental health

A point in time survey across mental health programs in the Community Service Board (CSB) in September 2020 shows that there were 454 individuals with serious mental illness on waitlists for assisted living or affordable housing with supervised or supportive services or identified as needing affordable housing. 227 of those individuals need affordable housing with no supports. 158 of those individuals need supervised supports that range from low to high intensity.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Fairfax County residents with mental illness who are discharged from state psychiatric hospital settings and psychiatric/physical health institutions are eligible to access supportive housing through a CSB case manager referral to one of the programs below as vacancies permit. If vacancies are not available, referrals are put into a pool where they would await these vacancies based on highest priority.

Diversion First Housing:

The Diversion First Countywide Initiative offers alternatives to incarceration for people with mental illness, substance use, or developmental disabilities, who become involved with the criminal justice system for low level offenses. The goal is to intercede whenever possible to provide assessment, treatment or needed supports. Diversion First Housing is a Permanent Supportive Housing program that offers such

support. Diversion First Housing is designed to prevent repeat encounters with the criminal justice system, improve public safety, promote a healthier community and is a more cost effective and efficient use of public funding.

Sustain Permanent Supportive Housing:

The Sustain program offers housing units administered and managed through Pathway Homes. The CSB partners with Pathway Homes to provide referrals that are prioritized in the following categories. Adults with serious mental illnesses, as defined by DBHDS, who are currently:

- Patients in state psychiatric facilities who are interested and eligible for PSH.
- Chronically homeless, or literally homeless and at-risk of becoming chronically homeless.
- Unstably housed and frequent users of hospitals or criminal justice systems.
- Residents of supervised residential settings who can live more independently

For individuals in the above housing programs, the CSB holds a contract based off the DMAS Mental Health Skill Building Services, that is offered to those in all Permanent Supportive Housing programs that require these supports. It allows those without Medicaid to get the services needed.

CSB also offers a continuum of care with varying levels of intensity for people who need supports in housing programs where persons have returned from mental and physical health institutions. CSB directly operates these levels of care and can offer it to those with or without insurance.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

As of July 2020 the County Office to Prevent and End Homelessness (OPEH) has merged with the Department of Housing and Community Development (DHCD). OPEH, DHCD and the Affordable Housing Advisory committee anticipate that alignment of policy, programs and governance will improve the continuity of housing and other community and health services in the County. In addition, housing development will be better aligned with resident’s needs and opportunities.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Fairfax County will undertake a number of steps aimed at addressing the needs of households with special needs, including those identified in the Housing Blueprint such as the elderly, persons with disabilities and persons rebuilding their lives after domestic violence. The county will provide affordable

housing options to special needs populations including households with low- to extremely-low income, seniors and persons with physical or mental disabilities through several means, including programs and activities funded through the CCFP.

Projected Outcomes:

- Housing opportunities created by turnover in federal resources: 81
- New housing opportunities (non-turnover): 119
- New special needs households served in the Bridging Affordability program: 48
 - Persons with physical/sensory disabilities:12
 - Persons with CSB eligible disabilities: 12
 - Households leaving domestic violence situations: 24
- FCRHA-Fairfax County Rental Program – Seniors (turnover): 90

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

While public housing policies are clearly designed as a way to reduce the housing burden on residents, policies face unexpected negative consequences or limitations. In terms of affordable housing, limitations faced by the county include difficulties in housing supply, negative views or concerns about affordable housing, difficulties in allocating resources efficiently, and needs to improve housing services.

- Difficulties in housing supply
 - The availability and cost of land for the development of new affordable housing continues to be a challenge in Fairfax County.
 - County needs more land use flexibility to increase the development of a range of housing options, including efficiencies and micro-units to meet the continuum of need.

- Negative views or concerns about affordable housing
 - As the county continues to urbanize, concerns about the impacts of added density often form the basis of opposition to new affordable housing development.
 - The Housing Choice Voucher program is reliant upon the availability of landlords who will accept rental assistance and landlords that accept vouchers and do not put extra requirements on tenants that will prevent them from living there.

- Difficulties in allocating resources efficiently
 - By nature of the multiple funding sources governing the various affordable housing programs and assets in Fairfax County and income limits enacted over the years, there are often households in need of affordable housing who are unable to qualify for programs because their income is not the right fit. For example, there are low and moderate income families who earn between 70 and 80 percent of the area median income but do not qualify for programs such as the First-Time Homebuyers program or housing produced under the Low Income Housing Tax Credit Program.
 - It is critical to ensure that the county's policy calling for a one-for-one replacement of the affordable housing units remain in place and be a central consideration in the planning for redevelopment.
 - Need greater integration of non-profit activities into county strategic activities. Data is essential for supporting affordable housing decisions. Federal expectations and state requirements impact how people collect data but it does not necessarily apply on a local level. Public policy could do a better job at reinforcing these data collection resources.
 - Equal access to housing opportunities
 - Equal opportunity to find and maintain appropriate affordable housing

- Needs to improve housing services
 - With current policy and funding, there are not enough services available to ensure households who receive affordable housing are able to be successful in that housing. For the services that do exist there are very specific criteria.
 - The timing of the availability of services and housing is a negative effect of current public policy for affordable housing. Services and housing need to be prioritized at the same time for clients with both needs. These processes need to be better aligned.
 - There needs to be better coordination between homeless programs and HUD programs. Specifically, homeless households in a program for more than 90 days are no longer considered homeless by HUD, even if they have nowhere to move once the program is over. This is particularly an issue for CSB, which doesn't discharge people that don't have a safe place to go. Therefore, new people aren't able to come into the program for help because there is not enough space.
 - One major barrier is motivation to move along the Housing Continuum. Program participants need access to services and incentive to move toward self sufficiency to the greatest extent possible, consistent with the FCRHA's THRIVE initiative.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Fairfax County is one of the highest educated county populations in the United States. According to the 2018 1-year American Community Survey, 65 percent of Fairfax residents in Labor force have a bachelor's degree or higher. Those with a bachelor's degree have a median income of \$75,300 and those with graduate or professional degree have a median income of \$106,704. The largest employment sector within Fairfax County is Professional, Scientific, Management, and Administrative Waste Management Services. This sector accounts for more than 39 percent of the County's jobs.

In 2018, the unemployment rate was 3.7 percent, and since then it has remained below 3 percent until pandemic. Unemployment rates have catastrophically increased throughout Virginia since April 2020 and the current unemployment levels are unacceptable. Fairfax County's unemployment rate was once more than 10 percent and is declining, but the future situation is unpredictable.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers
Agriculture, forestry, fishing and hunting, and mining	931	2,374	0.15%	0.42%	-1,443
Construction	33,403	23,666	5.39%	4.19%	9,737
Manufacturing	14,135	5,407	2.28%	0.96%	8,728
Wholesale trade	4,783	15,766	0.77%	2.79%	-10,983
Retail trade	47,211	49,809	7.62%	8.83%	-2,598
Transportation and warehousing, and utilities	23,990	8,332	3.87%	1.48%	15,658
Information	14,892	19,872	2.40%	3.52%	-4,980
Finance and insurance, and real estate and rental and leasing	41,036	34,845	6.62%	6.17%	6,191
Professional, scientific, and management, and administrative and waste management services	162,060	220,165	26.16%	39.02%	-58,105
Educational services, and health care and social assistance	114,571	108,253	18.49%	19.18%	6,318
Arts, entertainment, and recreation, and accommodation and food services	51,612	45,608	8.33%	8.08%	6,004
Other services, except public administration	38,947	19,785	6.29%	3.51%	19,162
Public administration	71,981	10,410	11.62%	1.84%	61,571
Total	619,552	564,292	-	-	-

Table 14 - Business Activity

Data Source: 2018 ACS 1 year (Workers), 2018 Longitudinal Employer-Household Dynamics (Jobs)

Note that the total number of jobs in Fairfax County is greater than the total listed in the table above. The total above represents the total number of jobs in the industry sectors included in this table.

Labor Force

Total Population in the Civilian Labor Force	643,586
Civilian Employed Population 16 years and over	619,552
Unemployment Rate	3.70%
Unemployment Rate for Ages 25-65	2.69%

Table 15 - Labor Force

Data Source: 2018 ACS 1 year

Occupations by Sector	Number of People
Management, business, science, and arts occupations	359,478
Service occupations	91,163
Sales and office occupations	103,900
Natural resources, construction, and maintenance occupations	30,123
Production, transportation, and material moving occupations	34,888
Civilian employed population 16 years and over	619,552

Table 16 – Occupations by Sector

Data Source: 2018 ACS 1 year

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	258,360	45%
30-59 Minutes	235,983	41%
60 or More Minutes	79,243	14%
Total	573,586	100%

Table 17 - Travel Time

Data Source: 2018 ACS 1 year

Education:

Educational Attainment by Employment Status (Population 25 to 64 years)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	31,355	1,688	10,556
High school graduate (includes equivalency)	61,186	3,131	14,523
Some college or Associate's degree	87,649	2,232	20,142

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	333,740	8,600	46,768

Table 18 - Educational Attainment by Employment Status

Data Source: 2018 ACS 1 year

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	48,674	4,093	6,413	11,621	7,492
9th to 12th grade, no diploma	7,660	4,523	6,162	10,787	4,624
High school graduate, GED, or alternative	15,138	20,459	17,701	41,043	24,220
Some college, no degree	28,782	21,480	16,513	32,854	21,087
Associate's degree	19,552	12,716	9,578	18,240	7,832
Bachelor's degree	11,387	57,307	50,964	92,403	41,096
Graduate or professional degree	11,841	32,797	59,071	103,908	48,288

Table 19 - Educational Attainment by Age

Data Source: 2018 ACS 1 year

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	24,987
High school graduate (includes equivalency)	31,420
Some college or Associate's degree	42,454
Bachelor's degree	75,300
Graduate or professional degree	106,704

Table 20 – Median Earnings in the Past 12 Months

Data Source: 2018 ACS 1 year

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table above, the largest employment sector within Fairfax County is Professional, Scientific, Management, and Administrative Waste Management Services. This sector accounts for more than 39 percent of the County's jobs. The next largest sectors are education and healthcare services; retail trade; arts, entertainment, and recreation, and accommodation and food services; and finance and insurance, and real estate and rental and leasing. Note that the jobs listed in the sectors included in this table make up the majority (more than 81 percent) of jobs in Fairfax County, but some jobs have not been included in this table.

Describe the workforce and infrastructure needs of the business community:

The information to address this prompt was drawn from the SkillSource Northern Virginia Workforce System “Demand Plan” and describes workforce needs in the Northern Virginia Workforce Area which includes Loudoun County, Prince William County, Fairfax County, and the county-equivalent independent cities within the geographic footprint of those counties. Although information for Fairfax County alone may differ based on industry concentrations and workforce characteristics, Virginia Workforce Areas were designated primarily based on workforce and training connectivity, along with its regional economic development alignment.

To meet the growing demand of top industries in the Northern Virginia Region to fill the thousands of new jobs that are projected over the next five to ten years, the Virginia Career Works Northern Region has identified the top skills that local employers are seeking. These skills apply to multiple industries and are representative of the skills that Virginia Career Works Northern Employment Center staff must assess job seekers for to ensure they are meeting the demands of area businesses.

As highlighted by the State of the Workforce Report prepared by Northern Virginia Community College for Third Quarter 2020, The top 10 advertised skill groups found in job openings advertised online in Northern Virginia as of September 2020 are: Professional, Scientific and Technical Services (20,939), Health Care and Social Services (11,074), Retail Trade (7,627) and Public Administration (5,539).

As of September 2020, the top ten advertised positions are:

1. Software Developers, Applications.....7,989
2. Managers, All Other3,828
3. Computer Systems Engineers and Architects.....3,576
4. Information Security Analysts2,821
5. Registered Nurses2,476
6. Retail Salespersons.....2,390
7. Management Analysts.....2,298
8. Sales Representatives, Wholesale and Manufacturing.....1,805
9. Network and Computer Systems Administrators.....1,706
10. Computer Systems Analysts1,549

Among multiple industries, the Virginia Career Works Northern region focuses on preparing jobseekers for occupations in the Professional Business and Technical Sector, particularly in IT and Business Services, the fastest growing occupational group. Virginia has the second highest concentration of science, technology, engineering and mathematics (STEM) jobs in the country, only slightly behind the District of Columbia, where many Northern Virginia residents commute for employment. According to a Report by the Virginia Secretary of Technology, there are over 300 growing cyber security companies in Virginia. In fact, all of the global top ten IT services companies have a presence in Virginia,

including IBM. While the Federal government is a primary customer for many of Virginia’s cyber companies, other industries such as financial services and health care demand cyber security products and services offered by Virginia companies.

Job seekers within the Northern Virginia region are highly educated and local employers value skills credentials and work experience in making hiring decisions. As of October 2020, approximately 69 percent of unemployed jobseekers in the region have limited educational attainment, measured at an Associates Degree or less.

Without having the proper education and necessary skills, it can be very difficult to obtain employment in the region, as the majority of employers are looking for a skilled workforce to fill their job openings. The Northern Virginia Community College State of the Workforce Report, as of September 2020, noted the top seven certifications in demand include:

1. Security Clearance17,832
2. Driver’s License7,891
3. CompTIA Security2,929
4. Project Management Certification (PMP)2,901
5. Registered Nurse2,663
6. Certified Information Systems Security Professional (CISSP)2,474
7. IT Infrastructure Library (ITIL)2,190

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The impact of the COVID-19 Pandemic continues unabated, both nationally and in the Northern Virginia local workforce area. Unemployment rates have catastrophically increased throughout Virginia since April 2020 and the current unemployment levels are unacceptable. The current unemployment rate for Fairfax County is 5.7% (September 2020). With nearly all approved training providers closed during the second half of FY 2020 and many offering only online training into FY 2021, worker skills training remains limited and will likely remain so into Spring 2021.

Prior to the COVID-19 Pandemic outbreak, the top five career paths in Northern Virginia are Information Technology (IT), Administrative, Hospitality, Construction, Retail and Food Service. Some of these career paths are accessible through entry-level work. The Pandemic has greatly impacted job availability in Hospitality, Retail and Food Services and forecasts for the economic recovery of these industries in Northern Virginia remains uncertain at this time.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

With more than 65% of all residents having a Bachelor's degree or higher, Fairfax County is one of the highest educated county populations in the United States. Based on specified minimum education levels for the most recent jobs postings 73% of all advertised jobs require a minimum of a Bachelor's degree. Twenty-two percent require at least a High School diploma or equivalent and 5% require at least an Associate's degree.

Fairfax County residents are overwhelming, nearly 60%, working in management, business, science, and arts occupations with Service and office and Sales related occupations accounting for more than 30%. These three sectors account for nearly 90% of occupations held by Fairfax County residents. Based on most recent jobs postings for Fairfax county 64% are management, business, science, and arts occupations and service and office and sales related occupations account for 30%.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Virginia Career Works Northern Region and the SkillSource Group Inc. offers a wide range of free job placement, training, and educational services to employers, job seekers, and incumbent workers. Virginia Career Works Northern Centers in Fairfax, Prince William and Loudoun Counties provide computer, Internet, and copier facilities, and on-site trained staff can help clients access other resources such as skills assessment testing, career training, job placement, personalized counseling, and interview and resume preparation.

In addition, SkillSource has programs that serve veterans, at-risk young adults, older workers, adults with disabilities and ex-offenders returning to the community. Since 2007, SkillSource and the Virginia Career Works Northern has delivered workforce and employment services at the Alternative Incarceration Branch (AIB) at the Fairfax County Jail. Through a contract with the National Council on Aging, SkillSource and the Virginia Career Works Northern administer the Northern Virginia Senior Community Service Employment Program (SCSEP), targeting low income adults 55 years plus, who wish to return to the workplace. SkillSource is also a Ticket to Work Employment Network, supporting adults receiving Social Security Disability payments with returning to work and becoming self-sufficient.

Since 2010, the FCRHA and SkillSource, a nonprofit arm of the Virginia Career Works Northern Region have supported an agreement whereby SkillSource assists and supports the FCRHA's Section 3 initiative, which is a HUD requirement that employment and other economic and business opportunities generated by HUD assistance be directed to Public Housing residents and other low- and very low income persons in Fairfax County. SkillSource supports this initiative by providing its workforce development expertise and services to these residents.

SkillSource and the FCRHA have enhanced this partnership through the FCRHA's Moving to Work (MTW) designation. Specifically, the FCRHA continues to work with SkillSource to administer multiple SHARE Network Access Points (SNAP). A SNAP site is a community-based location where jobseekers can go in their own neighborhoods or communities to look for jobs, assisted by trained individuals who connect them to the One-Stop Workforce System via computer and direct referral. The FCRHA will work with SkillSource to set up multiple SNAPS at Public Housing properties throughout its portfolio, enabling families to have "in-house" access to employment and training programs and services. The initial services at SNAP sites are supplemented by direct jobseeker referrals to more comprehensive workforce services available at the Virginia Career Works Northern Centers.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Fairfax County, through the Fairfax County Economic Development Authority is in very the early stage of working on a regional economic development strategy (REDS) for the Washington-Arlington-Alexandria Metropolitan Statistical Area. REDS goal would be to establish a regional alliance that provides a cross-jurisdictional platform, with active industry and academia participation, to enhance cooperation, communication, and collaboration for equitable economic development across the DMV.

REDS will examine how a region, including the public and private sectors, comes together for this purpose. Address what the region can achieve by working together, related to common interests and opportunities for collaboration and identify factors supporting optimal collaboration. When the process is complete, REDS will begin working together as a region on shared economic development priorities to develop a program and process for future progress.

In addition, Fairfax County's Economic Advisory Commission (EAC) has developed a strategic plan to facilitate the economic success of Fairfax County based on Fairfax County priorities: a quality education system, safe streets and neighborhoods, a clean and sustainable environment, livable, caring and affordable communities, a vibrant economy, an efficient transportation network, recreational and cultural opportunities, and taxes that are affordable. The EAC strategic plan is divided into four focus areas: people, places, employment, and governance. The EAC has established goals as a part of each these focus areas. The plan calls for districts and hubs to showcase and encourage business startups, higher learning opportunities and public private partnership projects. Incorporate these districts and hubs hubs early during the land use planning process and consider them as an important component of the County's placemaking efforts. Designate these innovation centers or similar hubs for special treatment for development applications, for example, concurrent processing, and proactively amending

the Comprehensive Plan to provide greater development flexibility in the area(s). Foster the creation of an innovation ecosystem that will attract researchers and graduate students, including the incorporation of graduate student and family housing. With potential industries of focus include high tech, data analytics, cyber security, life and health sciences, light manufacturing, with small businesses having an integral role. Non-technical small business opportunities, such as for food entrepreneurs in a food hub, should also be considered. Incorporate greater use of transit into Comprehensive Plan updates associated with the County's activity centers.

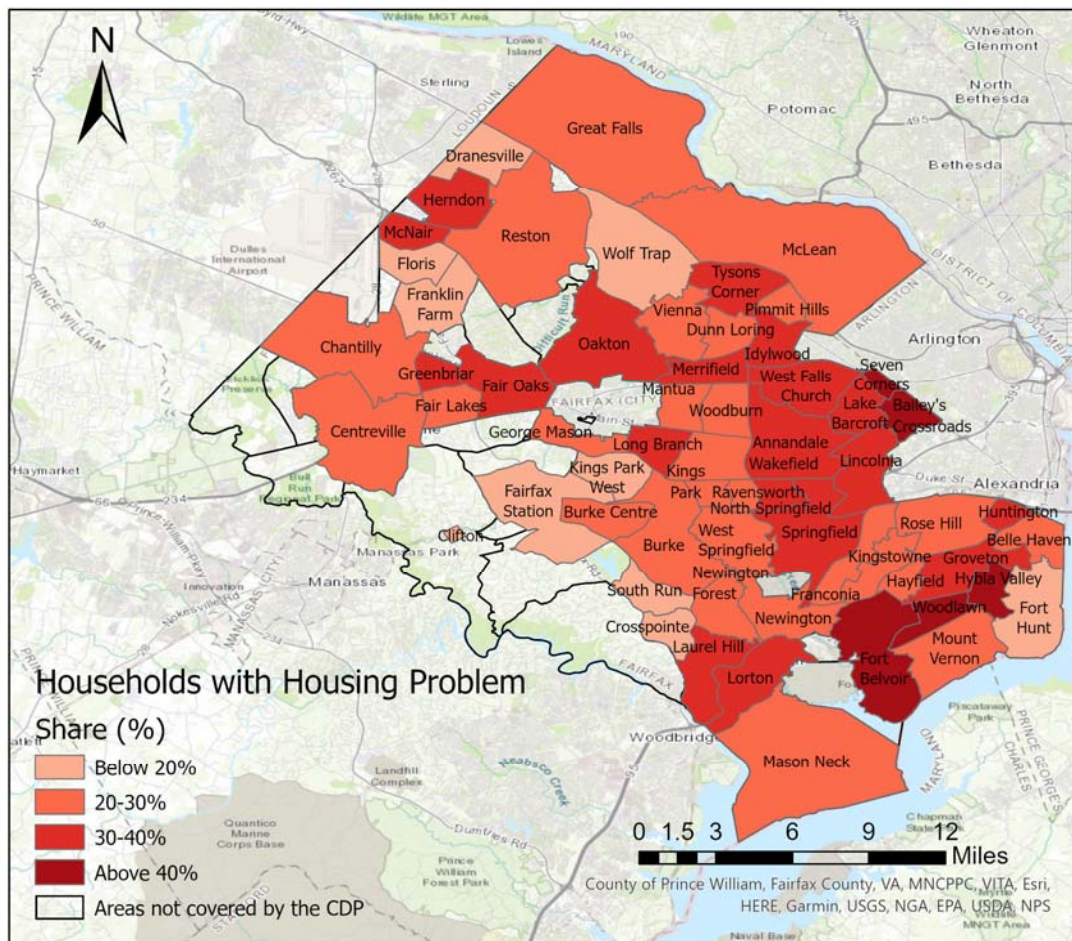
A number of EAC goals will be coordinated with the Consolidated Plan. For example, the EAC strategic plan states "The County will encourage all who want to live in Fairfax to be able to do so, and will encourage public and private actions that support the County's workforce housing policies and the provision of a full spectrum of housing opportunities, most notably those in mixed-use areas that are accessible to multiple modes of transport." In addition, the plan emphasizes that "Growth in new workers at all income levels must be matched with a sufficient stock of housing and housing types, and such housing choices need to be located convenient to places of employment." Finally, the EAC strategic plan notes that "Development policies should provide for future housing, public facilities, parks, and other amenities which contribute to the County's high quality of life, and are responsive to market demands."

MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated?
(include a definition of "concentration")**

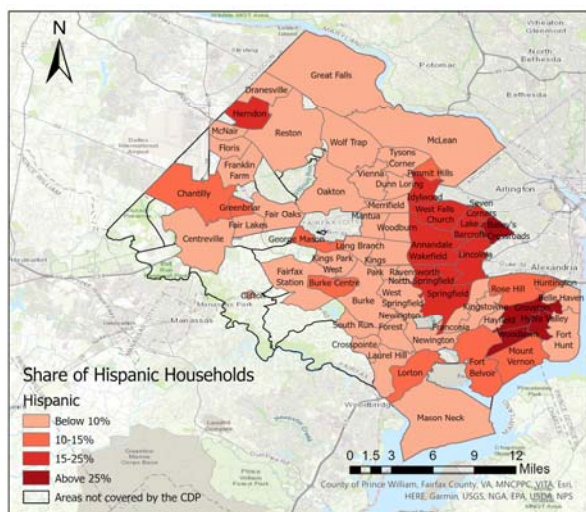
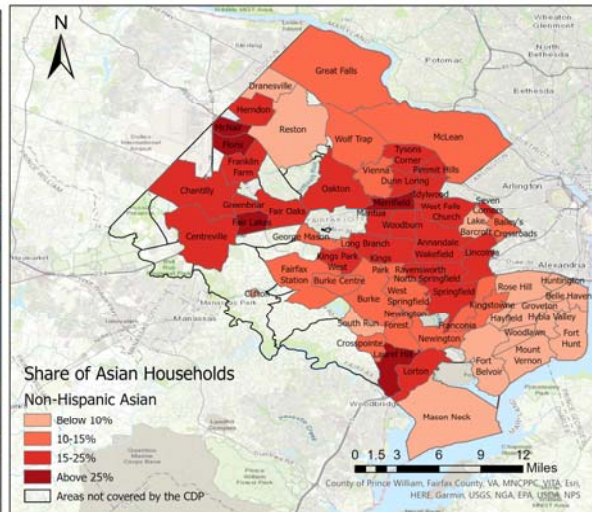
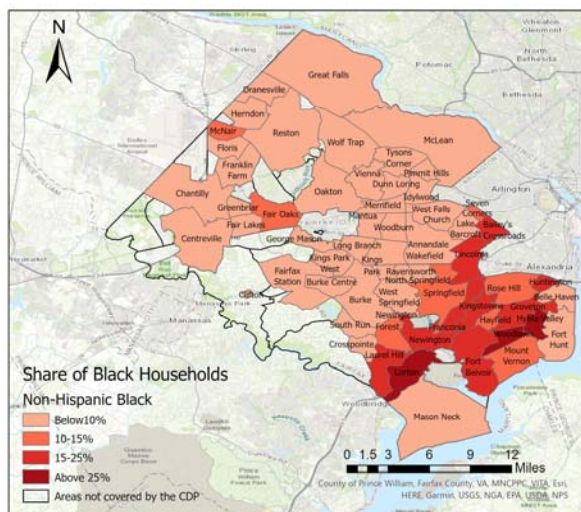
The CHAS data provides information on a region smaller than county. The smallest regional level is the census tract, but, at the census tract level, the results of detailed analysis are mostly not reliable. The regional level larger than the census tract and smaller than the county is Census Designated Place (CDP). These data are mostly reliable, but CDPs do not comprise the entire county.

A concentration is defined as an area with more than 40 percent of households with one or more housing problems. According to the analysis performed with 2012-2016 CHAS, there are 5 places with more than 40 percent of households with 1 or more housing problems (greater than 30 percent cost burden, overcrowded, or lacking complete kitchen or bathroom facilities)- **Bailey's Crossroads/Seven Corners** (Bailey's Crossroads CDP & Seven Corners CDP), **Richmond Corridor/Route 1** (Fort Belvoir CDP, Hybla Valley CDP & Woodlawn CDP)



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

A concentration is defined as a racial or ethnic group comprising 25 percent or more of the population in a place. According to the analysis performed with 2012-2016 CHAS, there are 3 CDPs where the share of **Black** households is over 25%. They are in the Richmond Corridor/Route 1 area: *Hybla Valley CDP*, *Lorton CDP*, *Woodlawn CDP*. **There are 5 CDPs** where the share of **Asian** households is over 25%. They are in Western Fairfax/Chantilly: the Fair Lakes CDP, Floris CDP and McNair CDP; in the Richmond Corridor/Route 1 area, the Laurel Hill CDP; and in Merrifield, the Merrifield CDP. There are 4 CDPs where the share of **Hispanic** households is over 25%. They are in Western Fairfax/Chantilly, Richmond Corridor/Route 1: Groveton CDP, Hybla Valley CDP, Woodlawn CDP; and the Bailey's Crossroads CDP.



What are the characteristics of the market in these areas/neighborhoods?

Bailey's Crossroads/Seven Corners is located in the eastern portion of Fairfax County in an area bounded by Annandale, the City of Falls Church, Arlington County and the City of Alexandria. The major thoroughfares that run through Bailey's Crossroads and Seven Corners include Route 7 (Leesburg Pike/Broad Street), Route 50 (Arlington Boulevard) and Route 244 (Columbia Pike). A wide variety of regional retail shopping, restaurants and businesses are available at the Seven Corners Community Business Centers (which includes 3 regional centers), the Bailey's Crossroads Business Center (which includes 3 regional centers) and the Crossroads Place shopping center, as well as the Skyline Center (a major mixed residential, retail and office use development), and numerous strip commercial areas and free-standing retail located along the Leesburg Pike and Columbia Pike. Housing in Bailey's Crossroads/Seven Corners include townhouses and apartments housing units located along the major thoroughfares as well as established predominantly stable residential neighborhoods. The socioeconomic demographics of (1) Bailey's Crossroads and (2) Seven Corners are as follows:

<i>Bailey's Crossroads/Seven Corners Data</i>	1	2
Poverty Rate	21.4%	21%
Homeownership Rate	38.3%	40%
<i>Race/Ethnicity Demographics</i>		
African American	17.6%	35.7%
Asian	12.7%	21.1%
Hispanic	33.8%	36.5 %
White	30.8%	32.2%

Based on an assessment by Fairfax County Department of Neighborhoods and Community Services over 53% of the households in Bailey's Crossroads are rent burdened.

Merrifield is located south of Interstate 66 in the northeastern portion of Fairfax County and south of the Tyson's Corner community. Regional and local access to Merrifield also is provided by the Interstate 495 (the Capital Beltway), Route 29 (Lee Highway), Route 50 (Arlington Boulevard) and Gallows Road. Merrifield contains a mix of uses, including hotel, light industrial, medical, office, residential, restaurants and retail. The socioeconomic demographics of Merrifield are as follows:

<i>Merrifield Data</i>	
Poverty Rate	8.9%
Homeownership Rate	39.6%
<i>Race/Ethnicity Demographics</i>	
African American	8.5%
Asian	31.4%
Hispanic	10.3%
White	41.7%

Richmond Highway Corridor/Route 1 is located in the southeastern portion of Fairfax County and stretches from the City of Alexandria boundary on the north to Interstate 95 (the Capital Beltway) on the south. As referenced herein, it includes the Richmond Highway Corridor, Mount Vernon and Lower Potomac planning districts. There are 6 community business centers along the Richmond Highway Corridor/Route 1, as well as a variety of smaller scale retail and commercial businesses in between. Residential communities along and adjacent to the Richmond Highway Corridor/Route 1 include a variety of single-family detached homes, townhomes, apartments and mobile homes. The socioeconomic demographics of Richmond Highway Corridor/Route 1 include (1) Fort Belvoir, (2) Groveton, (3) Hybla Valley, (4) Mount Vernon, (5) Lorton, (6) Laurel Hill and (7) Woodlawn, as follows:

Richmond Highway Corridor/Route 1 Data	1	2	3	4	5	6	7
Poverty Rate	4.9%	10%	13.8%	7.6%	5.7%	3.6%	16.6%
Homeownership Rate	1%	53.8%	43.1%	81.3%	6%	77.6%	52.8%
<i>Race/Ethnicity Demographics:</i>							
African American	20.5%	13.9%	24.7%	11.5%	29.2%	15.5%	29.8%
Asian	4.2%	10.3%	6.2%	6.9%	16.5%	29.4%	8.8%
Hispanic	11.4%	34.2%	40%	24.5%	35.6%	7.1%	25.8%
White	54.6%	35.4%	24.9%	60.6%	29.6%	46.9%	30.2%

As referenced herein, Western Fairfax/Chantilly includes the Fair Lakes, Floris and McNair CDPs located in the northwest portion of Fairfax County and bounded by the Potomac River on the north, Route 50 (Lee-Jackson Highway) on the south and Loudon County on the west. The overall area reflects a pattern of suburban and low density neighborhoods surrounded by mixed use centers. Western Fairfax/Chantilly includes a mixed use community of upscale residential apartments and commercial buildings near the Fairfax County Government Center; the 264 acre McNair Farms residential community of single family homes, townhomes, condominiums and rental apartments; the Dulles Corner Business Park; and several large hotels/conference centers. There are malls and shopping centers located throughout the area along the major thoroughfares. The socioeconomic demographics of Western Fairfax/Chantilly include (1) Fair Lakes, (2) Floris and (3) McNair, as follows:

Western Fairfax/Chantilly Data	1	2	3
Poverty Rate	4.1%	1.9%	3.8%
Homeownership Rate	58.8%	90.1%	24.6%
<i>Race/Ethnicity Demographics</i>			
African American	7.8%	2.3%	17.9%
Asian	36.9%	41.4%	41.7%
Hispanic	5.9%	4.7%	8.4%
White	43.5%	46.2%	28.6%

Are there any community assets in these areas/neighborhoods?

Bailey's Crossroads/Seven Corners includes several large regional retail centers and 3 major thoroughfares for regional commuter travel. It is home to several known and potential historical resources, which are identified in the Fairfax County Inventory of Historic Sites. There are existing public schools, human services facilities and utility stations, as well as public parks.

Merrifield includes the Mosaic District, a popular regional restaurant and shopping area and the Dunn Loring Merrifield Metrorail Station. It also includes Fairview Park (mix of office, hotel and residential uses), the Merrifield Regional Post Office and Inova Fairfax Hospital.

Richmond Highway Corridor/Route 1 is a north-south regional commuter transportation route connecting the southern part of Fairfax County to the City of Alexandria, Arlington County, Prince George's County in Maryland, and Washington, DC. It also serves as a commercial and residential "Main Street." The six Richmond Highway Corridor/Route 1 retail centers also are regional. Significant heritage and natural resources are located within or near the Richmond Highway Corridor/Route 1, including but not limited to George Washington's Mount Vernon and Grist Mill (one of the most important national historic properties), Gum Springs (the oldest African American community in Fairfax County), Woodlawn (an early 19th century plantation) and the Frank Lloyd Wright's Pope-Leighey House. The historic character of the area is also evidenced by the scenic parkland and riverfront on the eastern border of the Mount Vernon Planning District. The Lorton Virginia Railway Express station is located in the southern part of the Richmond Highway Corridor/Route 1. In addition to the Fairfax County Government Center South, regional post offices, public schools and public libraries, Richmond Highway Corridor/Route 1 also has several regional public utilities facilities.

Western Fairfax/Chantilly includes Route 28 and Lee Highway (Route 29), regional transportation routes connecting the western part of Fairfax County to both northwestern and southwestern destinations, including the Dulles International Airport. In addition to the main Fairfax County Government Center, regional post offices, public schools and public libraries, Western Fairfax/Chantilly 1 also has the Dulles Corner Business Park, McNair Farms, the Chantilly Auto Park of large major car dealerships, large hotels conference centers, and a wide variety of multi-cultural restaurants and retail which also are regional assets. **Are there other strategic opportunities in any of these areas?**

The Fairfax County Comprehensive Plan includes development guidance for each of the areas based on analysis of the strategic opportunities in each area as follows:

The plans for Bailey's Crossroads/Seven Corners, located in the Baileys Planning District, are for development of primarily suburban neighborhoods with commercial development focused in the Bailey's Crossroads and Seven Corners Community Business Centers (CBCs) neighborhoods will be developed primarily as suburban neighborhoods to include a range of housing types with pedestrian oriented commercial development focused in the business centers. The primary objectives include the following:

- preservation of existing stable neighborhoods, limiting commercial encroachment into neighborhoods by creating defined "edges"; and

- encourage revitalization and selective redevelopment of the CBCs to create more attractive and functionally efficient mixed use areas, emphasizing pedestrian circulation;
- encourage pedestrian access to retail;
- encourage the creation of more parks, open spaces and recreational areas; and
- identify, preserve and promote awareness of historic resources.

The plans for Merrifield, located in the Merrifield Suburban Center Planning District, are for development of a town center focused on the Dunn Loring-Merrifield Metrorail station, and the area between Lee Highway (Route 29) and Arlington Boulevard (Route 50) connected by a new “Main Street.” The primary objectives include the following:

- encourage revitalization and redevelopment to create more attractive and functionally efficient commercial and residential areas with pedestrian and bicycle-friendly transit-oriented environments;
- promote stability in adjacent residential areas to prevent commercial encroachment;
- strengthen the employment base by transforming key office campuses into vibrant, mixed use places;
- encourage additional housing development, including affordable housing; and
- retain and encourage the provision of additional commercial and public uses, including libraries, museums, theater, childcare and housing for the elderly, as well as religious and educational institutions.

The plans for Richmond Highway Corridor/Route are included in both Richmond Highway Corridor and Lower Potomac Planning Districts. Plans for the Richmond Highway Corridor south of Mount Vernon Memorial Highway are for development of the six existing commercial business centers as compact mixed focal points and nine potential transit stations connecting to the Huntington Metrorail Station. The primary objectives include the following:

- promote revitalization along the Richmond Highway Corridor;
- ensure that the health and leisure needs of residents, visitors and employees are well-provided for in future development plans;
- provide a variety of safe, reliable, effective and interconnected modes of transportation;
- encourage high quality design;
- support economic success;
- maintain the primarily residential nature of stable communities surrounding the existing commercial business centers;
- preserve, enhance and restore the environment; and
- recognize and accept responsibility for the stewardship of the historic resources.

The primary objectives for the development plans for the Lower Potomac Planning District north of Mount Vernon Memorial Highway include the following:

- create a “Town Center” as a focal point with retail, businesses, office uses, cultural facilities and community services to establish a positive image and strong “sense of place” for the South Route 1 corridor;
- preserve stable residential areas through compatible infill development;
- establish a clearly defined “edge” to limit commercial encroachment into residential neighborhoods;

- encourage pedestrian access to retail and mixed-use areas;
- encourage the creation of additional parks, open space and recreation areas; and
- identify, preserve and promote awareness of historic resources.

Western Fairfax/Chantilly is located in both the Fairfax and Upper Potomac Planning Districts. Plans for development of the Fairfax Planning District include areas around and northeast of the main Fairfax County Government Center and are predominately focused on preservation of suburban neighborhoods. The primary objectives include the following:

- preserve stable residential areas;
- establish a clear “edge” to limit commercial encroachment into established residential neighborhoods;
- promote pedestrian access to retail areas;
- provide parks, open space and recreational facilities; and
- identify, preserve and promote awareness of historic resources.

The primary objectives for the development plans for the Upper Potomac Planning District include areas north of Main Fairfax County Government Center and are primarily focused on low-density residential areas, suburban neighborhoods and existing commercial business centers. The primary objectives include the following:

- preserve stable residential areas through compatible infill development;
- establish a clearly defined “edge” to limit commercial encroachment into residential neighborhoods;
- encourage pedestrian access to retail areas;
- encourage the creation of additional parks, open space and recreation areas;
- identify, preserve and promote awareness of historic resources;
- provide adequate facilities for the full range of human services, including child care, senior citizen programs, health care, education and recreational programs; and
- active pursue preservation and enlargement of the inventory of affordable housing. And improve existing affordable units.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households – 91.210(a)(4), 91 310(a)(2)

Per HUD guidance, all Consolidated Plan submitted after January 1, 2018, must address broadband needs within the jurisdiction. About 75% of American adults have high-speed broadband service at home, showing that fast internet service is now essential for American families. Broadband Technology is influencing every aspect of our lives in a fast-changing world, from where and how we do business, to whether or not we thrive economically and socially.

Living without broadband service feels uncomfortable or affects the price of a local housing price because it provides households with many benefits in many ways. The benefits that can be obtained at home using broadband are as follows.

- Job

Job seekers use the internet to more easily identify and apply for jobs that match their skill sets and interests. Research suggests that the lower cognitive lift associated with online job searches could reduce instances of labor market discouragement. Businesses reap benefits from e-recruiting by decreasing labor market search costs and achieving productivity gains through increased efficiencies. Digital connectivity empowers rural professionals to telework, providing the opportunity to work for urban organizations anywhere in the world. Additionally individual and small and home-based businesses can be established and grown with high-speed Internet connectivity (Kruse, 2016).

- Education

High-speed broadband enables people to learn new skills. It brings the ability to video-link students anywhere in the world. Video-conferencing breaks down the walls of the traditional educational system and takes students inside operating rooms, engineering labs, or across the globe to speak with their peers in another country.

- Healthcare

A robust broadband network provides better and less expensive healthcare. It allows people to learn more about their health to better manage conditions and symptoms from home. Medical professionals collaborate with the world's top medical doctors, in real-time. Only through high speeds can medical images be shared in real-time to enable telemedicine to work "side-by-side" with global specialists and deliver citizens the best care available.

- Entertainment

As a recreational tool, broadband increases and democratizes entertainment options, giving people more choice and freedom in how they spend their time. It also provides information, allowing people to access new ideas, information, and resources from a variety of platforms. The number of hours spent viewing entertainment applications online (i.e. movies and TV) have surpassed the number of hours spent viewing entertainment from traditional broadcast TV.

After COVID-19 outbreak, home broadband traffic is up by roughly 20 to 40 percent. This suggests that internet accessibility has become more important than before. Many people can enjoy the benefits of broadband at home. The identified Fairfax County broadband coverage is 97% which means most households have broadband access.

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

“Broadband” refers to high-speed Internet access. Broadband provides a higher speed of data transmission and provides access to the highest quality Internet services, such as videoconferencing, that require large amounts of data transmission. In addition, broadband access is constant. It does not block phone lines, and there is no need to reconnect each time you need to use the Internet.

As clearly shown during the COVID-19 pandemic situation, broadband is important for households - including low-and moderate-income households and neighborhoods - as access to high speed Internet is critical for distance learning and to telework from home. Often, medical services are now being offered remotely, and high-speed broadband is critical to successful implementation and outcomes.

Currently, Fairfax County is served by three wireline broadband providers: Comcast is available in Reston, Cox Communications in the rest of the county, and Verizon is available countywide. Each of them offers high-speed Internet access to almost every residence in its service area, with a few exceptions, such as low-density parts of Great Falls and Clifton, or multiple dwelling units (MDUs) whose management hasn't reached an agreement with Verizon to install the system. Almost every residence in the County has a choice of two cable operators for high-speed Internet access – in addition to wireless or satellite solutions.

The Digital Equity working group under One Fairfax (the County’s policy which defines expectations for consideration of racial and social equity, and in particular, meaningful community involvement when planning, developing, and implementing policies, practices, and initiatives) concluded that in Fairfax County the main problem is not availability of service, but affordability. A household may physically be able to get a high-speed connection, but the price may put it out of reach. The county has a long-standing interest in removing barriers limiting access to low-cost options/programs provided by Internet providers; however, there have been some challenges in this area. In Fairfax County low-cost offerings/options for low-income households are provided by both Cox and Comcast. In addition, during the COVID-19 pandemic, Verizon has also introduced a low-cost option based on the FCC's Lifeline program for telephone service. The issue is that the conditions placed on these offers by the providers – for example, no existing customers, no customers with unpaid bills (conditions that are sometimes being waived due to the pandemic), and limited download speeds – often impact their usefulness. However, the county does encourage residents to investigate these programs if affordability is the issue. The Department of Cable and Consumer Services (DCCS) maintains a [Web page](#) with information about the

low-income options offered during the pandemic, and has distributed similar hardcopy information to low-income residents.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative, and competition generally results in lower-price options for consumers. Other benefits of increased competition include increased infrastructure investment, improved customer service, and potentially faster download speeds. In areas where there is no competition, there have been reports of higher fees, data caps, and long-term contract requirements, among other issues. These impediments are particularly concerning to low-income and/or rural areas. As noted above, in Fairfax County there are two wireline providers throughout the County that offer broadband; however, two competitors are not enough to produce significant price competition. Prices remain too high for some low-income households.

The County is receptive to any proposals for entry into the broadband market; however, the economics of construction make such proposals extremely rare. A new entrant would incur the same costs to build out its system as the incumbents but could only expect to capture a third of the market, assuming competition would eventually produce a roughly even split. In the last ten years, the County has received no proposals from potential cable providers.

Another area of potential future competition for wireline providers will be wireless services (such as fifth-generation or "5G" service). However, there are issues limiting the usefulness of wireless-only access to the Internet, such as the mobile phone connectivity on which some low-income households depend. These issues include limitations of spectrum capacity, high prices, and frequently subjecting users to data caps. Increased competition is a constant goal but is, clearly, a difficult challenge in this area.

MA-65 Hazard Mitigation – 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction’s increased natural hazard risks associated with climate change.

Fairfax County is vulnerable to a wide range of natural hazards to include flooding, wind, tornadoes, winter weather, earthquakes, extreme temperatures, and others. These hazards can threaten the life and safety of residents and visitors and have the potential to damage or destroy both public and private property and disrupt the economy and overall quality of life.

Climate change is projected to increase the frequency and intensity of extreme weather events. Rising sea levels, coupled with potentially higher hurricane wind speeds, rainfall intensity, and storm surges are expected to have a significant impact on coastal communities in Northern Virginia. More intense severe thunderstorms will translate into greater storm water run-off which will exacerbate flooding hazards. In addition, more intense heat waves may mean more heat-related illnesses, droughts, and wildfires.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low and moderate-income households are the most vulnerable to the effects of climate change as they tend to be exposed to the most severe climate-related hazards and are least able to cope with the associated impacts due to their limited adaptive capacity.

In 2018, 71,172 persons live below poverty in Fairfax County and the Cities of Fairfax and Falls Church (a poverty rate of 6.0%).⁵ Residents in lower poverty areas have less access to public support and fewer resources to prepare, respond, and recover from a disaster. Large insurance deductibles or a lack of renter’s insurance can also hinder recovery efforts.

As research states, 38.9 % of Fairfax residents, age 5 and older, speak a language other than English at home.⁶ This presents unique outreach challenges before, during, and after a disaster such as receiving and understanding alert notifications. In addition, low- and moderate-income households are less likely to have internet or cell phone service to receive information.

People living in poverty have the least resources to adapt to climate change and recover from natural hazards. Climate change could also increase the number of people living in poverty due to increasing cost of food and other resources. Additionally, people with poor health status are more vulnerable to severe heat events and poor air quality, both of which are increased by climate change.

⁵ <https://www.fairfaxcounty.gov/demographics/poverty>

⁶ <https://www.fairfaxcounty.gov/demographics/fairfax-county-general-overview>

Strategic Plan

SP-05 Overview

Strategic Plan Overview

Affordable housing for both rental and homeownership is needed in the county to serve households with incomes at or below 60 percent of the Area Median Income (AMI). Individuals and families with low incomes, including seniors with fixed incomes, face the greatest challenges finding affordable housing. The Fairfax County Communitywide Housing Strategic Plan was developed with the understanding that affordable housing is essential to three county goals: 1) the sustainability and growth of the local economy; 2) the well-being of families and individuals; and 3) the development and maintenance of inclusive and diverse communities. To achieve those goals, the Strategic Plan identified the need for an additional 15,000 new affordable housing units, affordable to households at 60 percent of the AMI and below (low-moderate income households), over the 15 years period between 2018 and 2033. These low-moderate Income households include critical members of the county workforce, which is an essential component of the local economy. Therefore, it is essential to ensure that there will be enough affordable housing so that needed employees have an opportunity to live and work in county.

The lack of affordable housing also is a leading cause of homelessness in the county. Therefore, the Board of Supervisors endorsed the Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community in 2008. Although there has been progress made in the reduction of the number of families and individuals experience homelessness, in FY 2021, the Board of Supervisors furthered its commitment to preventing and ending homelessness by merging the county's Office to Prevent and End Homelessness with the Department of Housing and Community Development.

Affordable housing also must be available to county residents who have disabilities. Individuals with disabilities are more likely to have extremely low income and often face both a problem finding affordable housing and a problem finding housing with the accessibility features needed for them to live comfortably in the home. Similarly, seniors who are on fixed income have difficulty finding affordable housing with accessibility features that they need to allow for aging in place.

The county continues to have over 37,500 fewer affordable rental units than needed for individuals and families with incomes below 50% of AMI (very low-income households). The gap between the affordable housing need and the supply is expected to grow considerably over time unless there are new approaches to increase the availability and supply of affordable housing. More than 62,000 households are expected to be added to the county by 2032, based on the analysis of recent growth. Therefore, it is important to intentionally plan and develop a minimum of 15,000 new affordable housing units both to address the current need and to meet the needs of the growing population.

In 2019, the Affordable Housing Resources Panel (AHRP), a group of citizens appointed by the Board of Supervisors to develop recommendations for the second phase of the Communitywide Housing Strategic Plan, presented recommendations which included : 1) produce a minimum of 5,000 new affordable housing units for low-moderate income households over the next 15 years; 2) allocate the equivalent of one additional penny on the real estate tax rate to support this production starting in FY 2021; and 3) retain the current total “market affordable” rental apartments in Fairfax County.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Fairfax County implements the principles of the One Fairfax Social and Racial Equity Policy by using data to identify groups and places that are performing differently with respect to strategic goals and targeting interventions to build and connect people and places to opportunity to encourage development of an inclusive economy. The county also strives to provide affordable housing throughout the county, particularly through programs operated by the Fairfax County Redevelopment and Housing Authority (FCRHA).

The FCRHA has financed the acquisition and development of properties in locations across the county over the last ten years. As examples, the FCRHA provided financing for:

- Arden Apartments (Mount Vernon District – \$56 million TPE): 126 multifamily units affordable to households between 40 to 60% AMI; financed using 4% and 9% tax credits, FCRHA tax-exempt bonds, \$7.4 million Housing Blueprint loan, private developer funding, and deferred developer fee
- New Lake Anne House (Hunter Mill District - \$85.3 million TPE); 240 multifamily units affordable to seniors at or below 60% AMI; financed using 4% tax credits, FCRHA tax-exempt bonds, \$3 million Housing Blueprint loan, Virginia Housing Trust Fund loan, seller takeback note, private financing, and deferred developer fee
- North Hill (Mount Vernon District - \$123,700,000 TPE): 279 multifamily units affordable to households at 30%, 50% and 60% AMI, with 63 units dedicated to seniors; financed using \$12 million in CDBG funding, \$3 million Housing Blueprint loan, other FCRHA financing, 4% and 9% tax credits, Virginia Housing Trust Fund and National Housing Trust Fund loan, private financing, deferred developer fee, and donated FCRHA land

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 1 – Priority Needs Summary

1	Priority Need Name	Homelessness Prevention and Rapid Re-Housing
	Priority Level	High
	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Homelessness
	Description	There is a need to prevent and end homelessness for both individuals and families and to re-house those who are homeless.
	Basis for Relative Priority	The severity of the housing problem for the homeless and the need for renewed vigor in preventing homelessness and providing basic shelter warrants placing a high priority on the homeless.
2	Priority Need Name	Affordable Rental Housing
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Countywide
	Associated Goals	Homelessness Special Needs Working Families Workforce Housing
	Description	The need exists for rental housing that a household can financially afford at a low- income level and still meet other basic living needs.
	Basis for Relative Priority	Projected net additional need for housing affordable to individuals and families earning 60 percent of the Area Median Income and below is 15,000 units over the next 15 years. The affordable rental housing gap stands at just under 32,000 units, hindering those in overcrowded or cost-burdened situations.
3	Priority Need Name	Homeownership Access and Rehabilitation
	Priority Level	High

	Population	Low Moderate Middle Small Households Elderly Large Families Families with Children
	Geographic Areas Affected	Countywide
	Associated Goals	Special Needs Working Families Workforce Housing
	Description	There is a need for households to have access to homeownership through homebuyer programs and to be able to rehabilitate homes that they own.
	Basis for Relative Priority	The affordable homeownership gap stands at just above 36,000 units.
4	Priority Need Name	Community Services
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Countywide
	Associated Goals	Homelessness Special Needs Working Families
	Description	There is a tremendous need for the provision of community services to county residents, especially to persons with special needs and persons who are homeless.
	Basis for Relative Priority	Fairfax County is a high-cost jurisdiction and presents challenges for extremely low- through middle-income persons to live here.
5	Priority Need Name	Administration and Planning

Priority Level	High
Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
Geographic Areas Affected	Countywide
Associated Goals	Human Service System Reinvestment Community Input
Description	In order for the county to operate its affordable housing and community development programs, there is a need to handle the administrative and planning tasks that accompany the programs, including the facilitation of community input.

Basis for Relative Priority	Compliance, administration, and fair housing facilitation and monitoring are critical to the success of the county's programs.
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Narrative (Optional)

The priority housing needs identified for the Consolidated Plan are consistent with the priority needs identified in Fairfax County’s Communitywide Housing Strategic Plan (<https://www.fairfaxcounty.gov/housing/communitywideplan>) and Housing Blueprint (<https://www.fairfaxcounty.gov/housing/data/housing-blueprint>). The Blueprint identifies those with the greatest need as: 1) individuals and families who are homeless; 2) persons with low- and extremely-low incomes; 3) persons with disabilities; and 4) seniors with low-income. Table 53 shows the priority needs identified for the Consolidated Plan, based on the Housing Blueprint and Communitywide Housing Strategic Plan.

Justification for Priority Housing Need Categories

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

The severity of the housing problem for people experiencing homelessness and need for renewed vigor in providing basic shelter warrants placing a high priority on people experiencing homelessness. Low-income households, particularly those below 30 percent AMI (extremely-low income), are the most disadvantaged in finding and keeping housing in the current market. Economic downturns contribute to putting hard-working families at risk of homelessness as they struggle with multiple jobs and uncertain income. Service providers and housing advocates are being challenged more than ever to prevent homelessness.

The elderly are the fastest growing age segment in Fairfax County and are projected to be 21.6 percent of the county’s population by the year 2020. Elderly low-income households with housing problems (includes cost burden) include a significant number of homeowners.

Persons with physical or mental disabilities require special attention because these individuals are likely to need both services and housing. Over two-thirds of renters with disabilities and nearly two-thirds of owners with incomes greater than 80 percent AMFI had at least one housing of the

following problems: (1) greater than 30 percent cost burden, (2) overcrowded, or (3) lacking complete kitchen or bathroom facilities). In addition, the American Disabilities Act (ADA) and the Olmstead decision provide legal protections for persons with physical or mental disabilities that must be honored.

Finding ways to ensure that housing is affordable for all residents is essential to the long-term economic health of Fairfax County. An adequate supply of “workforce housing” or housing that is affordable to essential workers is especially critical to meet the demands of projected job growth and to ensure that the County can keep workers who provide services that are crucial to all citizens.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

(continued on following page)

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<ul style="list-style-type: none"> • New Virginia anti-discrimination legislation. In July 2020, the Virginia General Assembly adopted a law prohibiting discrimination against applicants based on the source of their rental funds. This new law will help add more landlords to the program. It prevents the exclusion of tenants based on minimum income requirements, but does not prohibit credit requirements. Prior to the passage of this legislation, many TBRA clients, including tenants with special needs, are at the lowest income levels and cannot qualify for rental properties for which there are minimum income requirements even though they may have TBRA vouchers because the vouchers are not counted as household income. In addition, many rental properties require payment of the rents and sometimes security deposits at the time that the lease is signed. The requirement prevents TBRA participants from leasing such units because payments of the TBRA portion of the rent can take up to two months.
TBRA for Non-Homeless Special Needs	<ul style="list-style-type: none"> • Timing issues regarding the availability of TBRA rental assistance and supportive services needed to live in rental housing. It can be especially difficult for individuals with disabilities and older adults to obtain and maintain housing stability if rental assistance and supportive services are not available simultaneously. Individuals are often on waitlists for Medicaid Waivers and other funding for services. In addition, it is often difficult to find providers of certain home-based services in the county where there is a high turnover of direct care providers. • A shortage of accessible, affordable rental housing exists, in part, because fully accessible and adaptable units tend to be in newly constructed properties for which rents are above the fair market rents defined as defined for the TBRA program (FMR). Therefore, most of the units needed by tenants with disabilities are unavailable to them because they are unaffordable even with a TBRA voucher. Extremely low-income households with disabilities often cannot access the funds needed to cover the upfront costs of securing housing, including application fees, holding fees, security deposits, utility deposits and connection fees, first month's rent, etc. • In compliance with the Department of Justice settlement to meet the needs for accessibility in housing, fifty-one (51) FCRHA units throughout the county have been upgraded with accessibility modifications that meet the requirements of the Uniform Federal Accessibility Standards (UFAS).

New Unit Production	The high cost of land, high production costs, strong locational demand, high demand for development where inclusion of affordable or workforce housing is a required component, availability of vacant land for creation of new housing, redevelopment opportunities
Rehabilitation	High production costs, strong locational demand
Acquisition, including preservation	Redevelopment opportunities, LIHTC rules prohibiting sales within 10 years prior to LIHTC allocation

Table 2 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Fairfax County receives three federal entitlement grants on an annual basis -- CDBG, HOME and ESG – to support its affordable housing and community development efforts.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,960,799	380,137	82,000	6,422,936	25,691,744	Annual allocation based on HUD FY 2020/County FY 2021 grant amount.

HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,141,854	47,000	0	2,188,854	8,755,416	Annual allocation based on HUD FY 2020/County FY 2021 grant amount.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance	492,880	0	0	492,880	1,971,520	Annual allocation based on HUD FY 2020/County FY 2021 grant amount.

		Services Transitional housing						
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Table 3 - Anticipated Resources

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

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

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

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

Additionally, the county created a Housing Trust Fund (HTF) in FY 1990, which is used to encourage and support the acquisition, preservation, development, and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. The majority of all units developed with HTF financing are HOME eligible. Housing Trust Fund awards are anticipated in FY 2021. HOME and CHDO funds that are awarded to nonprofit sponsored affordable housing projects and services also are leveraged by equity investments, private financing and/or other local funds, as well as by donations of cash, services, and materials.

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

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

Fairfax County and the FCRHA have a long and successful track record of utilizing public land for the development of housing to meet the needs identified in this Consolidated Plan. Affordable housing projects that are expected to be completed, under construction or in planning during the time covered by this plan include the following:

Oakwood Senior Housing: The development will create 150 affordable independent senior housing units on the 6.2-acre site located at the intersection of South Van Dorn Street and Oakwood Road. The land ownership was transferred from the County to the FCRHA for the purpose of creating affordable senior housing. Using the Public-Private Partnership Infrastructure and Education Act of 2002 (PPEA), the FCRHA partnered with the Arlington Partnership for Affordable Housing to implement the project using Low Income Housing Tax Credits (LIHTC) and other funding sources, including a small number of federal Project Based Vouchers (PBVs), awarded under the FCRHA's Moving to Work authority. The project was awarded LIHTC in June 2020. The project is scheduled for completion by the middle of 2023.

Residences at North Hill: The development will create 279 affordable housing units on one third of the 34-acre site located at the intersection of Dart Drive and Richmond Highway. The second third of the site was sold to a market rate developer to construct 175 market rate townhouses. The sale proceeds will fund the site infrastructure for the affordable housing development. The final third of the site is to be used to create a public park. The FCRHA closed on the deal in June 2020. Construction is underway and is scheduled for completion by the end of 2022.

Autumn Willow Senior Housing: The development will create 150 affordable independent senior housing units on the 10.9-acre site located at the intersection of Stringfellow Road and Autumn Willow Drive. The land ownership was transferred from the County to the FCRHA for the purpose of creating affordable senior housing. Using the PPEA process, the FCRHA partnered with the Michaels Group to implement the project using LIHTC and other funding sources. The development is in the land use approval process. The developer is plans to apply for LIHTC in March 2021. The project timeline will be established once the LIHTC is awarded.

One University: The development will create 240 affordable housing units on the 11-acre site located at the intersection of Route 123 and University Drive. The land is owned by the FCRHA. Using the PPEA process, the FCRHA is partnering with the US Department of Housing and Urban Development (HUD) and Stratford Capital Group to complete the project using LIHTC and other funding sources. The project was awarded LIHTC in June 2020 and is scheduled for completion by the middle of 2023. A portion of the site is being leased to a developer to construct 333 market rate student housing units. The lease will generate funds to support the creation of additional affordable housing.

Murraygate Village Apartments Renovation: The development project will renovate the 200-unit apartments complex. The scope of the renovation includes replacing the central plant HVAC with decentralized HVAC system and comprehensive interior rehabilitation, to include kitchen and bathroom modernization, new finishes, window replacement, accessibility upgrades, and minor site improvements. The construction was completed in December 2020.

Little River Glen IV: The development project will construct 60 units of affordable senior housing on 2.9 acres of available land on the Little River Glen campus. The project will be funded using LIHTC and other sources. The project is currently in the design stage. It is anticipated that an application for competitive LIHTC will be submitted to Virginia Housing in March 2021. Assuming that the project is awarded LIHTC in June 2021, construction can be completed by the end of 2023.

Little River Glen I Renovation: The development project will renovate the 120 affordable senior housing units located on the Little River Glen campus. The project will be funded using LIHTC and other sources. The LIHTC application is to be submitted to Virginia Housing in March 2021. The property condition needs assessment was completed in October 2020 and the design phase was initiated in December 2020. Assuming that the project is awarded LIHTC in June 2021, construction can be completed by the end of 2023.

Stonegate Village Apartments Renovation: The development project will renovate the 234 affordable housing units located in Reston near the intersection of Reston Pkwy and Glade Drive. The renovation scope includes site improvements and comprehensive interior rehabilitation, to include kitchen and bathroom modernization, flooring, painting, window replacement and accessibility upgrades. The property condition needs assessment was completed in October 2020 and the design phase was initiated in December 2020. The LIHTC application is to be submitted in March 2022. Assuming that the project is awarded LIHTC in June 2022, construction can be completed by the end of 2024.

Housing at Route 50/West Ox Road: The Board of Supervisors has transferred ownership of the property to the FCRHA for the purpose of creating affordable housing. This project will create affordable housing for persons with special needs. One potential concept for the property is to construct up to 30 units of permanent supportive housing for formerly homeless individuals, including formerly homeless veterans. The development of the site will be implemented through the PPEA process.

Future affordable housing sites: The Board of Supervisors has set the precedence of transferring county-owned properties to the FCRHA for the purpose of creating affordable housing. Oakwood and Autumn Willow mentioned above are two recent examples of the leveraging county owned land to address the affordable housing needs identified in the plan. Staff has identified several other county-owned properties for the potential creation of additional affordable housing. Due diligence is underway to determine the feasibility of development of each site.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

(continued on following page)

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Fairfax County	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements Public facilities Public services	
Fairfax County Redevelopment and Housing Authority	PHA	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements Public facilities Public services	

Table 4 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Fairfax County's Department of Housing and Community Development (HCD) administers the county's affordable housing development, preservation, resident assistance, and homeless programs. HCD partners with other county human services agencies (e.g., Fairfax-Falls Church Community Services Board, Department of Family Services, Neighborhood and Community Services, Health Department) to provide vital supportive services enabling residents to remain successfully housed. The Office of Human Rights and Equity Programs oversees the county's fair housing plan, and provides fair housing education and outreach. The Fairfax County Redevelopment and Housing Authority (FCRHA), a separate political body from Fairfax County Government, is the local housing finance authority and a HUD-designated Moving to Work agency. The FCRHA oversees HUD's Housing Choice Voucher program and the Fairfax County Rental Program.

HCD and the FCRHA collaborate with numerous private and non-profit organizations to develop, acquire, and rehabilitate affordable housing units, as well as to provide wraparound targeted public services. A variety of stakeholder and advisory groups, such as CCFAC and the Affordable Housing Advisory Committee, provide guidance on affordable housing and community development issues.

As a County agency, HCD undertakes many programs on behalf of the Board of Supervisors. HCD also serves as the administrative arm of the FCRHA, a separate legal entity that was established in 1966 pursuant to Chapter 1, Title 36 of the Code of Virginia. FCRHA's roles include planning, design, production, rehabilitation, and maintenance of housing for households with low- and moderate- incomes and assisting in the revitalization of neighborhoods. Eleven Commissioners are appointed to the FCRHA for four-year terms by the Board of Supervisors. A chairman and vice-chairman are then selected by a vote of the commissioners.

Some specific examples of strengths and gaps are as follows:

- Strength/Gap: HCD's Homeownership and Relocation Division has tightened underwriting standards due to the previous foreclosure crisis which has resulted in fewer, but more qualified homeownership candidates.
- Strength: Partnership with non-profits for housing referrals and services for the Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment (THRIVE) initiative.
- Strength: Merger of the county's Office to Prevent and End Homelessness with the Department of Housing and Community

Development offers enhanced opportunities for collaboration, particularly with respect to the development of permanent supportive housing for chronically homeless individuals.

- Strength: MTW allows resident recertification on a bi-annual basis and tri-annually for households on fixed incomes. This flexibility allows staff to focus on service coordination rather than recertification.
- Strength: The county’s emphasis on prevention and rapid rehousing (housing first) has significantly reduced the length of time that persons experience homelessness and increased the number of people who obtain permanent housing.
- Strength: The PROGRESS Center helps tenants of county-owned affordable housing units access county services that support tenant progress toward self-sufficiency.
- Gap: County public transportation is set up to go in and out of the city, but many residents with low income need to commute to other areas for work.
- Gap: Availability of landlords who will accept rental vouchers and do not have additional requirements that create barriers to tenant occupancy.
- Gap/Strength: There are not enough resources to meet all of the housing needs in the county. Therefore, people have to move out of the system/MTW, Building Affordability, and THRIVE are meant to address this issue. Choice Vouchers/MTW, Bridging Affordability, and THRIVE establish a housing continuum to help residents move out of subsidized housing, and to enable the county to serve residents who are at highest risk for homelessness or are most in need of county housing and services.
- **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services		X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 5 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Emergency shelter: People experiencing homelessness can access emergency shelter in locations throughout the county. Four shelters serve households with adults and children: Embry Rucker, Katherine Hanley, Next Steps, and Patrick Henry. Three shelters serve households with adults only: Baileys, Eleanor Kennedy, and Embry Rucker. One shelter serves households with children only: Second Story for Homeless Youth. Two Artemis House locations in the north and south county are dedicated and available to victims of domestic violence. At the shelters, families and individuals can receive a wide array of services designed to promote a quick return to housing stability and promote greater self sufficiency.

Rapid rehousing assistance: Families and individuals experiencing homelessness receive assistance to support rent payments up to 24 months. The rental assistance is paired with emergency financial assistance, housing stability case management, and housing search and placement services to promote long-term housing stability. Federal (Continuum of Care, Emergency Solutions Grant), state (Virginia Homeless Solutions Program) and local government resources support the assistance. Additional rapid rehousing assistance is available veterans experiencing homelessness through the Supportive Services for Veteran Families program. Rapid rehousing assistance dedicated to transition age (18-24 years of age) youth is also available.

Permanent supportive housing: Families and individuals who are experiencing long-term or repeated episodes of homelessness may receive permanent supportive housing, which provides affordable rental units along with intensive supportive services. People with the longest histories of homelessness, the most severe disabilities, and the greatest risk of mortality while homeless are prioritized for permanent supportive housing. Veterans experiencing chronic homelessness may receive permanent supportive housing through the Veteran Affairs Supportive Housing program.

Homelessness prevention assistance: Families and individuals at-risk of homelessness receive rental assistance to pay for rental arrears and ongoing rental payments. The rental assistance is paired with emergency financial assistance, housing stability case management, and housing search and placement services to promote long-term housing stability. Federal (Emergency Solutions Grant), state (Virginia Homeless Solutions Program) and local government resources fund the homelessness prevention assistance. Additional homelessness prevention assistance is available to veterans at-risk of homelessness through the Supportive Services for Veteran Families program. Emergency utility and rent assistance is also available to prevent evictions through one-time payments coordinated by the Department of Neighborhood and Community Services' Coordinated Services Planning office. Legal assistance for people at-risk of homelessness is also available through Legal Services of Northern Virginia (LSNV), which aims to prevent homelessness caused by unnecessary evictions, illegal lockouts, unfair charges, illegal utility cut-offs, or discrimination based upon a mental or physical disability. Finally, a number of HUD-approved housing counseling agencies also provide foreclosure prevention and mortgage assistance to homeowners throughout Northern Virginia, including Fairfax County.

Street outreach services: Individuals who are experiencing homelessness and are unsheltered receive an array of services through street outreach teams that consist of local government and nonprofit staff. The Department of Housing and Community Development's Office to Prevent and End Homelessness contracts with local nonprofit organizations to provide case management and housing location services. The Community Services Board's (CSB's) PATH Outreach Program (Project to Assist in Transition from Homelessness) provides outreach and engagement services primarily to people with serious mental illness, including those with co-occurring substance use disorders who are homeless or at risk of homelessness. The Health Department's Homeless Healthcare Program provides outreach, medical and mental health/substance abuse services primarily to chronically homeless single adults with mental health, substance abuse and/or chronic or acute health problems and connects them to mainstream resources and a medical home for ongoing care and treatment.

Supportive services: Case management is available through the CSB (for adults with mental illness, intellectual disabilities, and substance use disorders) and the Department of Family Services (for older adults and adults with disabilities). Non-profit housing organizations also offer case management to assist households with getting services needed to obtain and maintain housing. Mental health/substance abuse counseling is available through the CSB and private providers in the community. Psychiatry/medication services are available through the CSB for those with serious mental illness and chronic substance dependence disorders with functional impairments.

Vocational and employment services such as assessments, job training, job development and job coaching are available through the Department of Aging and Rehabilitative Services and CSB contracted vocational providers. SkillSource provides resume and interview preparation, job leads, career assessments and counseling, and job training. A variety of non-profit and community organizations also offer resume and interview preparation, job search assistance, and clothing for interviews.

Independent living skill training is available through the CSB (for adults with mental illness, intellectual disabilities, and substance use disorders) and through private providers. These services, along with personal assistance services, are typically funded by Medicaid or Medicaid Waivers.

Very low-income individuals with disabilities who are eligible for Medicaid can access medical care through community providers that accept this payment source. Those without Medicaid, Medicare or private insurance can utilize several federally qualified healthcare centers (FQHCs).

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths (Homelessness):

Fairfax County has a strong service delivery system for persons experiencing homelessness. There is a strong history of partnership and collaboration across the government, nonprofit, and private business sectors towards the goal of preventing and ending homelessness. Local homelessness strategies were developed with significant stakeholder input, including consumers; documented in a formal strategic plan; and then adopted by local elected officials. Local coordination of strategies through the Department of Housing and Community Development's Office to Prevent and End Homelessness ensures that government resources are prioritized for services that are proven effective and targeted outcomes are consistent with local strategies. Local housing and service providers have shown a willingness and capacity to measure program performance, learn from the outcomes, adopt best practices and successful strategies, and make significant changes to how they operate. Local government has invested significant resources in housing and services for homeless and special needs populations even through difficult financial periods caused by recessions, a national mortgage crisis, and a worldwide pandemic.

Gaps (Homelessness):

The service delivery system still has gaps despite its strengths. Long-term affordable housing options are limited for households with extremely low incomes. Local homeless assistance programs have limited capacity to serve a client population. Programs have changed their policies to lower the barriers to entry and not make tenancy based on unnecessary conditions, such as sobriety, but the client population is growing in number and with increasingly complex needs. Providing homelessness prevention to every household that is at risk of homelessness would

require far more resources and greater collaboration with mainstream services of care than what currently exists. Identifying who is most likely to become homeless and preventing those households from entering homelessness is challenging due to restrictions in sharing and utilizing data across systems. Data about racial equity indicates troubling disparities and disproportionality. Black or African Americans represent nine percent of the general Fairfax County population, but they represent 49 percent of the single adults and 64 percent of the families residing in homeless shelters.

Private nonprofit organizations are the primary vehicle for housing and service delivery for people experiencing, or at-risk of, homelessness. The majority of the typical nonprofit organization's revenue comes from government (local, state, and federal) but is not sufficient to pay for all of their expenses. Therefore, nonprofits are expected to leverage government dollars to generate additional income via donations from private individuals, businesses, and foundations – or even earned revenue. The nonprofits are therefore highly dependent on government funding for their existence but face ongoing financial challenges to sustain their operations through less consistent or stable donations. In addition, nonprofit organizations have their own governance and management structures that are separate and distinct from local government but are expected to consistently implement the strategies and meet the outcomes established by local government. Furthermore, the staff providing homeless services, as employees of nonprofit organizations, typically earn less than they would in government or private businesses. Staff retention is difficult, and turnover is high therefore maintaining consistent, quality services is a challenge.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

In order to overcome the gaps in the institutional structure, community stakeholders in preventing and ending homelessness must closely collaborate to ensure that goals, strategies, and actions are closely aligned. Building on the successful strategies from the 10-Year Plan and adapting strategies to the changing environment will also be important. Relying on community member input through governing bodies, like the Board of Supervisors, and advisory bodies, including the CoC Board and Consumer Advisory Council, will ensure that a diverse mix of stakeholders input is incorporated into the strategies. Getting the perspective of a diverse group of individuals that represents the community-at-large, and especially the people experiencing homelessness, is vital to addressing the challenges faced in racial equity. The CoC must explore what is creating the current disproportionality of homelessness among the Black or African American population and what can be done in the future to address the problem.

Fairfax County contracts for homeless assistance programs (shelter, prevention, rehousing, outreach, and supportive housing) will expire in 2024 and new contracts will need to be procured. Specific program performance standards and targeted client outcomes must be established in the

contractual documents to establish clear expectations. The new contracts must also align with the renovation or replacement of four of the County's emergency shelters so that services complement and support the intended functions of the new facilities.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	2022	2026	Homeless	Countywide	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services		Rental units rehabilitated: 50 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 1,725 Households Assisted

2	Special Needs	2022	2026	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services		<p>Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted</p> <p>Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted</p> <p>Rental units rehabilitated: 25 Household Housing Unit</p> <p>Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted</p>
3	Working Families	2022	2026	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services		<p>Rental units: 1000 Household Housing Unit</p> <p>Homeowner Housing: 125 Units</p>

4	Workforce Housing	2022	2026	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation		Rental units: 1000 Household Housing Unit Homeowner Housing: 75 Units
5	Human Service System	2022	2026	Non-Housing Community Development	Countywide	Community Services Administration and Planning		Other: 5 Other
6	Poverty Reduction/Self Sufficiency	2022	2026	Non-Housing Community Development	Countywide	Community Services		Public service activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
7	Reinvestment	2022	2026	Non-Housing Community Development	Countywide	Community Services Administration and Planning		Other: 5
8	Community Input	2022	2026	Institutional	Countywide	Administration and Planning		Other: 5

Goal Descriptions

1	Goal Name	Homelessness
	Goal Description	<p><i>To Address the Challenge of Homelessness</i></p> <p><u>FY 2022-FY 2026 Projected Outcomes:</u></p> <ul style="list-style-type: none"> • Housing opportunities created by turnover in federal and local resources: 820 • New housing opportunities (non-turnover): 225 • Housing opportunities created by turnover of Continuum of Care grants: 185 • People receiving Emergency Solutions Grant-funded homelessness prevention and rapid rehousing assistance: 6,500 • New households served in local Bridging Affordability program: 500
2	Goal Name	Special Needs
	Goal Description	<p><i>To Provide Affordable Housing Options to Special Needs Populations</i></p> <p>The County will provide affordable housing options to special needs populations including low to extremely-low income households, seniors, and persons with physical or mental disabilities through several means. (Note: Persons with special needs are also served throughout the other goals identified in the Housing Blueprint and the Consolidated Plan.)</p> <p><u>FY 2022-FY 2026 Projected Outcomes:</u></p> <ul style="list-style-type: none"> • Housing opportunities created by turnover in federal and local resources: 1,310 • New housing opportunities (non-turnover): 410

3	Goal Name	Low Income Working Families
	Goal Description	<p><i>To Meet the Affordable Housing Needs of Low-income Working Families</i></p> <p>The County will work to address the current estimated affordable rental housing new production need of 15,000 units over the next 15 years, and the current gap of about 37,500 units rental units for affordable housing among low-income working families via a variety of means.</p> <p><u>FY 2022-FY 2026 Projected Outcomes:</u></p> <ul style="list-style-type: none"> • Housing opportunities created by turnover in federal and local resources: 2,495 • New housing opportunities (non-turnover): 620
4	Goal Name	Moderate Income Working Families/Workforce Housing
	Goal Description	<p><i>To Increase Workforce Housing through Creative Partnerships and Public Policy</i></p> <p>The County will address the need for new housing units affordable to moderate income households through bolstering existing resources and initiating other efforts.</p> <p><u>FY 2022-FY 2026 Projected Outcomes:</u></p> <ul style="list-style-type: none"> • New housing opportunities: 2,100

5	Goal Name	Human Service System
	Goal Description	<p><i>Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low and moderate income persons and families</i></p> <p>The County will promote healthy child and youth development, identify strategies to meet current and emerging service needs, and encourage and support public and private network of community services that fosters stability and maximizes self-sufficiency.</p> <p><u>Specific Objectives:</u></p> <p>1.1 Promote healthy, positive child and youth development through a community support system that meets the diverse needs of all children and provides positive alternatives that help in the prevention of gang activity.</p> <p>1.2 Identify gaps and develop strategies to meet critical current and emerging service needs in the community.</p> <p>1.3 Encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence of individuals and families.</p> <p>1.4 Promote a human service system that ensures residents are able to meet basic and emergency human needs, that emphasizes prevention and early intervention to minimize crises and that preserves individual and family stability.</p> <p>1.5 Encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services as needed.</p>

6	Goal Name	Poverty Reduction/Self Sufficiency
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<p>Goal Description</p>	<p><i>Reduce poverty and foster self-sufficiency by using public and private resources to provide essential training and support services, and by encouraging employment opportunities and development of business</i></p> <p>The County will strengthen self-sufficiency of program participants via a variety of means. Consistent with the FCRHA’s Moving to Work/THRIVE program, a particular emphasis will be placed on promoting self-sufficiency activities for those participating in the various affordable housing programs operated by the FCRHA and Fairfax County.</p> <p><u>Specific Objectives:</u></p> <p>2.1 Strengthen current job skill training and employment programs to prepare potential workers for better job opportunities and strengthen communication and partnerships with employers to remove barriers and to improve access to and increase the number of job placements in enhanced employment, especially for families with low income.</p> <p>2.2 Promote training and educational opportunities for workers to gain skills necessary for jobs that provide wages for individuals and families to be self-sufficient and that support family stability.</p> <p>2.3 Strengthen the provision and flexibility of supportive services for individuals to begin new jobs or continue in existing jobs by ensuring they have access to affordable childcare, disabled adult and elderly care, transportation, English as a Second Language programs and/or other needed support.</p> <p>2.4 Support community efforts in the development and assistance to micro-enterprises and small businesses to reduce small business failures and to retain and create more jobs.</p> <p>2.5 Ensure that the commercial revitalization program serves as a resource to achieve a portion of these objectives.</p> <p>2.6 Implement Fairfax County’s Strategic Plan to Facilitate Economic Success, which has an overall focus on maintaining, diversifying, and enhancing the county’s strong and vital community in order to sustain and foster economic prosperity.</p>
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7	Goal Name	Reinvestment
	Goal Description	<p><i>In commercial and residential areas that are vulnerable to instability, facilitate reinvestment, encourage business development, promote public and private investment and reinvestment, preserve affordable housing and prevent or eliminate the negative effects of disinvestment</i></p> <p>Prioritize implementation of the recommendations of the Affordable Housing Preservation Task Force that are ultimately adopted by the Board of Supervisors.</p> <p>Implement the Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals – people, places, employment, and governance. In terms of places, Fairfax County will focus on infrastructure, mobility, redevelopment and fostering the retail sector and industrial and other emerging uses.</p> <p><u>Specific Objectives:</u></p> <p>3.1 Develop strategies of prevention and early intervention in communities in danger of deterioration to reduce the need for greater community investment and improvements in the future.</p> <p>3.2 Review existing plans for Conservation Areas, Redevelopment Areas, residential Revitalization Areas, Commercial Revitalization Districts and Commercial Revitalization Areas to promote a comprehensive and coordinated approach to meeting community development needs while maintaining the affordable housing stock and the unique character of each community.</p> <p>3.3 Build on community strengths and involve the residents in decision making on needs, priorities, plans, improvements, and solutions to community concerns; in cooperation with the county's Department of Code Compliance.</p>
8	Goal Name	Community Input
	Goal Description	<p><i>Ensure broad community input throughout the development and implementation of the Consolidated Plan, build public/private partnerships to implement the Plan, and monitor and evaluate the goals, strategies and program outcomes</i></p> <p><u>Overarching Objective:</u> The County will implement the Citizen Participation Plan and monitor and evaluate the effectiveness of community outreach and education on community needs, plans and priorities; funded programs and results; and the effectiveness of the citizen participation process under the Consolidated Plan.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In general, the County uses HOME Investment Partnerships Program funding to provide TBRA assistance to approximately 50 families per year and support affordable housing acquisitions by CHDO's and other non-profit developers. Actual numbers served for FY 2022 and beyond will vary based on proposals received and funded.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The One Fairfax policy encourages equity for all residents, including accessibility opportunities.

In 2010, a voluntary compliance agreement required Fairfax County to provide 5 additional accessible units to comply with Uniform Federal Accessibility Standards (UFAS). A total of 17 units required just minor modifications to be made accessible, leaving 34 units to be modified. These 34 units were completed at nine communities across the north and south part of the county to have accessibility to all residents in need.

Activities to Increase Resident Involvements

The FCRHA converted its public housing portfolio to Project Based Vouchers through the Rental Assistance Demonstration in 2017, and as such the FCRHA no longer owns or operates traditional public housing units. The FCRHA continues to have a Resident Advisory Council (RAC), composed of Housing Choice Voucher participants and residents in project based voucher units. The RAC advises the FCRHA about its operations, plans, and procedures and makes recommendations to the FCRHA in the decision-making process for various agency plans. The primary purpose is to participate in the overall policy development and direction of the HCV and PBV programs by reviewing and commenting on policy matters concerning FCRHA operations.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the ‘troubled’ designation

N/A.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

- The availability and cost of land for the development of new affordable housing continues to be a challenge in Fairfax County.
- As the county continues to urbanize, concerns about the impacts of added density often form the basis of opposition to new affordable housing development.
- By nature of the multiple funding sources governing the various affordable housing programs and assets in Fairfax County, and income limits on program eligibility, there are often households in need of affordable housing who are ineligible based on income. For example, there are low- moderate income households who earn between 70 and 80 percent of the AMI and are ineligible for programs such as the First-Time Homebuyers program or Low Income Housing Tax Credit Program housing.
- Preservation of existing market rate and affordable housing in the county is essential. The current county policy which requires one-for-one replacement of any lost affordable housing units is a central consideration in redevelopment planning.
- Ongoing shortages of affordable housing and intense competition for the acquisition of units reflect that rents are ever increasing and returns on real-estate investments are high. Therefore, naturally housing becomes less affordable and the likelihood is decreased that currently income-restricted housing will continue to be affordable after the expiration of the currently required affordability periods.
- Non-profit activities are sometimes misaligned with county strategic activities.
- There is an insufficient supply of appropriately sized units to meet the needs of all County residents. As a result, the County needs more land use flexibility to increase the development of a range of housing options, including efficiencies and micro-units to meet the continuum of need.
- Because of funding limitations and current policies, there are not enough services available to provide the support to households successfully remain in affordable housing once it is received. Further, many of the services that do exist have very specific criteria.
- The timing of the availability of services and housing need better alignment. Currently, the misalignment of client access to housing with their access to services is a negative result of current public policy for affordable housing.
- Client motivation and opportunity to move along the housing continuum is a major barrier. Program participants need access to services and incentives to support and encourage their movements toward self-sufficiency to the greatest extent possible, consistent with FCRHA's THRIVE initiative.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

For Fiscal Year 2021, the Fairfax County Board of Supervisors adopted the following affordable housing goals as part of the Housing Blueprint:

Goal 1: Address the challenge of homelessness

Goal 2: To provide affordable housing options to special needs population

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

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

In implementing these goals, it is the intention that the principles of the One Fairfax policy be upheld including ensuring opportunities are available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. Affordable housing should be a vital element in high density and mixed-use development communities, should be encouraged in revitalization areas, and encouraged through more flexible zoning and land development policies wherever possible.

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

- Develop a minimum of 5,000 new units of housing affordable at 60% AMI and below within 15 years
- Provide bonus densities in exchange for affordable housing via the Affordable Dwelling Unit and Workforce Dwelling Unit programs
- Increase community understanding and desire to ensure sufficient housing affordability for all throughout the county
- Residential rezoning should not be approved above the low end of the Comprehensive Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided
- Capitalize the Housing Trust Fund and the Tysons Housing Trust Fund so that they can be used as a mechanism to fund the development of affordable housing throughout the County and specifically in the Tysons area
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations
- Give priority for the use of County and other government-owned buildings and land as sites for the provision of affordable housing
- Promote and facilitate innovative site design and construction techniques, as well as encourage the use of manufactured

- housing and manufactured housing components, when aimed at providing affordable housing
- Support the efforts of the Fairfax County Redevelopment and Housing Authority in producing a portion of these affordable housing units through the use of county resources and the approval of suitable housing sites

Commitment to Provision of Affordable Housing; Conserving Stable Neighborhoods

The County is committed to encouraging the provision of affordable housing in all parts of the county. Policies implementing this objective include:

- Expand housing opportunities in or near mixed-use Centers as a way of providing the opportunity for persons employed in the County to live near their jobs
- Promote the development of alternative multifamily housing models in both mixed-use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options (the county has adopted Locational Guidelines for Multifamily Residential Development as part of the Countywide Land Use)
- Promote affordable housing opportunities throughout the county, particularly in areas where existing supply is low
- Encourage the creation of affordable housing for persons with special needs via the Independent Living provisions in the Zoning Ordinance and the use of specific voucher programs available for individuals with special needs

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

- Ensure no net loss of affordable housing through market affordable and committed affordable units
- Provide assistance to seniors and homeowners with disabilities that have low and moderate income to stay in their homes, via the Home Repair for the Elderly Program
- Encourage redevelopment through tax abatement (details on the tax-abatement revitalization program are provided later)
- Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods
- Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight
- Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in

communities where needed, with as little displacement as possible; and incorporating affordable housing units as part of all major housing rehabilitation efforts

- Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies
- Facilitate the retention of existing mobile home and manufactured housing communities which are identified in the Area Plans as appropriate for mobile home and manufactured housing use (the county has adopted Guidelines for Mobile Home Retention as part of the Countywide Land Use)

Increasing Supply of Housing Available to Special Populations; Utilizing Regional Approaches

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

- Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, as well as cultural and recreational amenities
- Facilitate the development of a range of permanent housing for persons and families experiencing homelessness, as well as others in need of these housing options
- Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens
- Promote housing for seniors and people with disabilities that is conveniently located to public transportation, community services and amenities
- Encourage the creation of accessible housing units or units that can be easily modified for use by persons with disabilities
- Participation in Virginia Housing's Virginia Housing Registry, which serves as an information clearinghouse for landlords with accessible housing, and persons searching for accessible housing (see accessibility)
- Redesign of Domestic Violence service system making sheltering services community-based

Predicted job growth through 2032 will continue to increase competition for the supply of housing in Fairfax County. The goal is to develop a minimum of 5,000 new units in 15 years to address this predicted growth by identifying opportunities for increased housing development despite a decreasing supply of developable land (i.e. vacant land suitable for development), as the County has become more and more

built out.

As Fairfax County becomes increasingly built-out, the county is promoting an increased supply of housing through redevelopment and repurposing. Opportunities to increase mixed-income, transit-oriented residential development and mixed-use commercial redevelopment is a strategy that the County is using to generate a significant number of housing units.

Fair Housing and Market Access for Minorities and Recent Immigrants

The Fairfax County One Fairfax Policy is essential in the development of and provision of housing throughout the County. As articulated in the One Fairfax Policy, Fairfax County embraces its growing diverse population and recognizes it as a tremendous asset but also knows that racial and social inequities still exist. This policy defines expectations for consideration of racial and social equity, and in particular, meaningful community involvement when planning, developing, and implementing policies, practices, and initiatives. It provides a framework to advance equity in alignment with our stated visions and priorities. This policy informs all other policies and applies to all publicly delivered services in Fairfax County Government and Fairfax County Public Schools.

Further, the Human Rights Ordinance prohibits discrimination in housing. Any person who refuses to sell, lease, sublease or rent on the basis of race, sex, religion, color, national origin, age (55+), marital status, disability, or familial status, sexual orientation, gender identity, sources of funds, and veteran status may be discriminating. The Office of Human Rights and Equity Programs accepts and investigates fair housing complaints, conducts education and outreach services, and acts as a resource on fair housing and related issues.

Tax Policy

Real Estate Tax Relief

Fairfax County offers real estate tax relief to special needs groups, including those who are aged 65 or older, or permanently and totally disabled, and meet the income and asset eligibility requirements. See http://www.fairfaxcounty.gov/dta/taxrelief_home.htm for further information.

Economic Incentive Program (EIP)

The 2017 Virginia General Assembly HB1970 allows counties to offer regulatory and financial incentives to the private sector to assemble, revitalize and redevelop property for economic development purposes. Fairfax County Board of Supervisors adopted county ordinance in September 2020 establishing the Economic Incentive Program (EIP) based on enabling authority. The EIP provides economic incentives to the private sector to revitalize and redevelop properties in select commercial areas and encourages economic growth by providing multiple financial and regulatory incentives.

Financial incentives for the EIP include a ten percent reduction of site plan fees and a partial abatement of the real estate taxes on the difference between the base value of a property and its post-development value, including any increase or decrease in the annual assessed value of the tax-exempt portion of the property. The EIP's regulatory incentives include expedited scheduling of zoning applications and concurrent processing of a Comprehensive Plan amendment and zoning application, and concurrent processing of a site plan with a zoning application.

To qualify for the Economic Incentive Program, development proposals must meet the following criteria:

1. Proposal location is within one of six designated areas, which are: the Commercial Revitalization Districts (CRDs) of Annandale, Baileys Crossroads/Seven Corners, and McLean; the Lincolnia Commercial Revitalization Area (CRA); the Richmond Highway CRD and Suburban Neighborhood Areas, and a portion of the Huntington Transit Station Area (TSA); and, the Springfield CRD and TSA (non-single-family portion of the TSA). Each of the six designated areas for the EIP has a specified ten-year timeframe in which eligible development can receive the partial real estate tax abatement.
2. The proposed development must be commercial, industrial, and/or multi-family residential.
3. The proposal must include a newly proposed assemblage, not previously submitted for rezoning or site plan approval of at least 2 contiguous parcels totaling a minimum of two acres. However, the Board of Supervisors may make an exception regarding the minimum size of the consolidation.
4. The proposal must be consistent with the consolidation and use recommendations of the Comprehensive Plan, and all laws and policies related to the provision and preservation of affordable housing.

Virginia Livable Home Tax Credit

The Commonwealth of Virginia offers state tax credits for the purchase of new units or the retrofitting of existing units to improve accessibility and universal visitability in residential units. Tax credits are available for up to \$5,000 for the purchase of a new unit and up to

50 percent for the cost of retrofitting existing units, not to exceed \$5,000.

The program is offered through the Virginia Department of Housing and Community Development and applications are due each year by January 31 for work completed during the prior year.

Additional info is available at <http://www.dhcd.virginia.gov/LHTC>

Ameliorating Regulatory Barriers

Affordable Dwelling Unit Program

Fairfax County utilizes the Affordable Dwelling Unit Program (“ADU Program”), which is mandatory under the Zoning Ordinance to produce new for-sale or rental ADUs. Fairfax County’s ADU Program was adopted to assist in the provision of affordable housing for persons of low and moderate-income whose income is up to 70 percent of the AMI. The ADUs may differ in design from the market-rate units. However, the ADUs are integrated and dispersed throughout the development. The ADU Program effectively avoids NIMBY problems by requiring developers of certain new residential construction to set aside either 5 or 6.25 percent of multifamily construction and 12.5 percent single-family construction as ADUs in return for bonus density. The ADUs must be integrated and dispersed throughout the development. The FCRHA has the right to acquire one-third of the for-sale ADUs to lease as rental units. The remaining for-sale ADUs are sold to low- or moderate-income households through the First-time Homebuyers Program. As of the end of FY 2020, a total of 2,891 units (1,426 rental and 1,465 for-sale) have been produced under the ADU Program; the FCRHA acquired 160 of the for-sale units, which are maintained as permanent affordable rental housing.

Workforce Dwelling Unit Policy

The Fairfax County Board of Supervisors adopted the Countywide and Tysons Workforce Dwelling Unit Policy (“WDU Policy”) in 2007 and 2010, and is within the Comprehensive Plan. It is a proffer-based incentive system designed to encourage the voluntary development of new residential construction serving a range of moderate-income households in mixed-use and high-density areas such as Merrifield, Reston and Tysons. The WDU Policy expects developers to set aside between 12 and 20 percent of new residential construction as WDUs in return for bonus density. As of the end of FY 2020, approximately 8,818 WDUs were committed by private developers through the Board of Supervisors approved rezoning actions but have not been constructed. As of the end of FY 2020, a total of 1,640 units (1,618 rental and 22 for-sale) have been produced under the WDU Program.

The WDU Policy serves households earning between 60 and 120 percent of the AMI. In particular, the WDU Rental Program has produced over 1,600 units at below market-rents in high-density areas near transit stations and employment opportunities. In March 2019, the Board of Supervisors established the WDU Policy Task Force to consider policy recommendations for the WDU Rental Program because the WDUs at the 100- and 120-income tiers were at or above market rents. In June 2020, the Task Force recommended eliminating units at the 100- and 120-income tiers and producing units between 60 and 80 percent income tiers, which would provide more housing opportunities for low- and moderate-income households. In July 2020, the Board of Supervisors directed staff to develop a Comprehensive Plan Amendment based on the Task Force’s policy recommendations, including revising certain Comprehensive Plan documents with a public hearing to be held in February 2021.

Accessory Dwelling Units/Accessory Living Units

As part of its Zoning Ordinance Modernization (zMOD) project, Fairfax County is currently looking for feedback regarding proposed changes to the existing Accessory Dwelling Unit program, now referred to as Accessory Living Units. Currently, the county’s Accessory Dwelling Unit Policy is to accommodate accessory dwellings in all residential districts that allow single family detached dwellings in order to provide the opportunity and encouragement for the development of a limited number of small housing units designed, in particular, to meet the special needs of persons who are elderly and/or disabled. Furthermore, it is the purpose and intent of this provision to allow for a more efficient use of dwellings and accessory buildings, to provide economic support for seniors and/or citizens with disabilities and homeowners, and to protect and preserve property values in accordance with the overall objectives of the Fairfax County Comprehensive Plan and Zoning Ordinance.

Streamlining the Building Process

Fairfax County has long been recognized as a national leader in the application of innovative approaches to eliminating hurdles customers must face when obtaining a building permit for small, medium, large and mega-sized projects. With a goal to speed up, simplify and provide assistance through the regulatory process, Land Development Services, the main permitting agency in Fairfax County, has seen great success in reducing the time to market metric that so many builders and developers see as the bottom line to a successful project.

Speeding Up the Process

Most builders and developers will agree that the most time-consuming piece of the permit application process is building plan review. An increase in complexity, from a single-family dwelling to a multi-family building for example, correlates to longer review times. With a focus on reducing this time, Land Development Services established the following programs.

- The Expedited Building Plan Review Program establishes an optional and separate processing procedure for the review of multi-family buildings, residential townhouses and detached single family dwellings. Plans are reviewed for code compliance by county-designated private-sector peer reviewers prior to submission to the county for permit application. The county then processes these plans on a priority basis cutting the normal review time by at least one-half.
- The Fast Track Program is for small and non-complex projects that enables submitters to obtain their plan review on a first-come, first-serve basis with permanently assigned program staff. Single units in multi-family buildings can be reviewed in under a week, while home improvement projects and installation of manufactured housing can take as little as 24 hours to review.
- For common home improvement projects, the county has developed typical details that customers can opt to use instead of designing and drawing their own plans. When applying for permits, this removes the building department's review and quickens permit issuance.
- The Modified Processing option for construction gives developers of large and mega-sized projects the ability to mobilize crews on site and begin construction of the footings and foundation while the main building is still in the midst of design and county review. If no structural review deficiencies existing, construction can proceed out of the ground saving much valuable time.
- Other programs provide incentives to builders and developers in order to more quickly maneuver the permit application process that include the Adaptive Reuse Program that has seen long vacant office buildings converted to residential, the Green Building Program for LEED-certified silver, gold and platinum construction and the Community Revitalization Program for qualifying construction in identified economically challenged districts across Fairfax County.

Streamlining the Process

From recent to long standing improvements, Fairfax County's Land Development Services has developed innovative ways to streamline the permit, plan review and inspections processes with the effort to reduce the burden of obtaining a permit.

- Since the late 1980, field staff in Fairfax County have been recruited as Master Combination Inspectors which requires certifications in all trades from single family dwellings to large-scale apartment buildings. This requires extensive training and eight certifications in building/life-safety, HVAC, plumbing and electrical trades. When qualified, staff can inspect a new electrical service in a home and then cross the street to conduct a final inspection of a high-rise apartment complex allowing greater flexibility in ensuring customers receive a quality inspection when requested.
- Must like our Master Combination Inspectors, our Fast Track plan reviewers conduct their code analysis of submitted building plans for all trades. This eliminates handing off the plans between disciplines and enables a more comprehensive review for qualifying projects.

- Recently Land Development Services extended this same philosophy to create the “Super Tech” job class for permit technicians to elevate their duties and conduct administrative reviews for not just the building department, but for other regulatory agencies such as site and zoning.
- The county’s switch to epermitting has revolutionized the permit application, plan submission, plan review and permit issuance process. With the 2020 pandemic as its catalyst, epermitting became mandatory for all projects enabling customers to never have to step foot in a county facility. Wizard-like workflows have been established to guide applicants through the process.

Assisting Through the Process

Through an internal analysis of its services, programs and processes, Land Development Services created a new branch within its Operations Division made up of Project Managers to assist customers for various county districts and project types. If requested, the new team can provide assistance at the conceptual submission to the Department of Planning and Development through the rezoning and entitlement phases and then onto to permit application, inspections, and final occupancy. The areas of expertise include:

- The Permits Project Manager helps any customer who requests or requires assistance while specifically maneuvering through permitting.
- The Site Plan Project Manager assists customers navigate the site-related plan approval process.
- The regional project managers provide their assistance to projects in Tysons, Reston, and established revitalization districts.
- The Places of Worship and Non-Profits Project Manager is assigned applicants from organizations countywide that may not be as well funded or staffed as most production developers. This extra assistance brings projects to completion with less complication.

SP-60 Homelessness Strategy – 91.215(d)

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

The Fairfax County Continuum of Care (“CoC”) conducts outreach to people experiencing homelessness, including unsheltered persons. Most people experiencing, or at risk of, homelessness are first engaged either via telephone or in-person. Individuals engaged via telephone may be calling the Department of Neighborhood and Community Services’ Coordinated Services Planning (CSP) information and referral hotline or they may call the emergency shelters directly. Telephone numbers for CSP and the shelters are advertised widely via the Internet, County webpages and social media; paper documents like flyers and brochures; and verbally via staff in local government or nonprofits, as well as community members.

Reaching out in-person is primarily accomplished by the CoC's street outreach teams that engage people who are experiencing homelessness and are unsheltered. Outreach staff enroll every individual who is unsheltered within the community's geographic boundaries in the outreach programs, regardless of whether they have engaged in services. Using the Homeless Management Information System (HMIS), outreach projects maintain a real time, by-name-list of every individual. Individuals are first identified both by the regional outreach teams as well as community members, who contact outreach programs and County government. Based on the by-name-list, outreach programs work to engage the individuals in meeting their basic needs, such as food and healthcare, then increase engagement as trust is established so the individual can access emergency shelter and eventually permanent housing. Staff from the Department of Housing and Community Development's Office to Prevent and End Homelessness manage the by-name list and facilitate biweekly outreach meetings to coordinate the outreach teams' activities.

Assessing individuals' needs and providing the right level of assistance is essential to the CoC's success in preventing and ending homelessness. The CoC is formally established a set of policies and procedures for a "Coordinated Entry System" by January 23, 2018 in accordance with the HUD CoC Program Interim Rule. These policies and procedures define how people experiencing homelessness: access homeless assistance programs; are assessed; prioritized; and referred to the programs that best fit their needs. A dedicated OPEH staff person, called a Coordinated Entry System Manager, provide training, technical assistance, policy development, monitoring, and evaluation. Standardized assessment tools, such as the Vulnerability Index – Service Prioritization and Decision Assistance Tool (VI-SPDAT), are being used so that individuals and families' needs will be better understood, and the appropriate intervention can be applied quickly.

Addressing the emergency and transitional housing needs of homeless persons

The Fairfax County Continuum of Care (CoC) has numerous emergency shelters and transitional housing programs for families and individuals experiencing homelessness. Emergency shelters are available for households the three primary household types: (1) households with adults and children, or "families"; (2) households with only adults, or "singles"; and (3) households with only children – as well as shelters specifically for people fleeing domestic violence, or "DV". As part of the Hypothermia Prevention Program, additional shelter capacity is added during the winter months via local houses of worship and local government buildings to prevent unnecessary death or injury due to the cold weather.

The number of transitional housing programs in the community has decreased as eligible federal, state, and local government funding has declined, but some transitional housing programs remain, especially for special sub-populations like survivors of domestic violence. Many former transitional housing programs were converted to permanent housing projects, such as rapid rehousing and permanent supportive housing.

A recent bond referendum was approved to renovate or relocate four of the County's emergency shelters as part of the Capital Improvement Program. Planned renovations will make necessary repairs and enhancements to the facilities so that they are in safe, suitable conditions and ensure that they can meet the emergency shelter needs for individuals and families in the future. The first of the new facilities, Baileys Shelter

and Supportive Housing, opened its doors in late 2019 and replaced the Baileys Crossroads Community Shelter. The remaining three shelters that are slated for redevelopment – the Eleanor Kennedy Shelter, the Embry Rucker Community Shelter, and the Patrick Henry Family Shelter – will follow in subsequent years. The new facilities are expected to include co-located permanent supportive housing units.

The shelters for families, singles, and DV are primarily funded and managed by the Department of Housing and Community Development's (HCD) Office to Prevent and End Homelessness. HCD's contracts establish formal standards for the emergency shelter operations and performance, including reducing the average length of stay and moving a greater percentage of households to permanent housing.

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.

Based on the strategies adopted by the Fairfax County Continuum of Care (CoC), local homeless assistance programs are intentionally designed to use the Housing First approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry. Supportive services are offered to maximize housing stability and prevent returns to homelessness.

Significant federal, state, and local government resources are dedicated to rapid rehousing and permanent supportive housing programs. Emergency Solutions Grant dollars are dedicated entirely to homelessness prevention and rapid rehousing assistance, primarily in the form of direct financial and rental assistance. State Virginia Homeless Solutions Program funds are prioritizing rapid rehousing assistance, and local county General Funds are used to supplement rapid rehousing funding. Housing and service providers are trained on best practices, such as Critical Time Intervention, Trauma Informed Care, and Progressive Engagement to strengthen their skills and improve the outcomes of program participants. Transitional housing programs have also been converted to permanent housing to shorten the length of time that individuals and families experience homelessness.

In the coming years, the CoC will continue to invest in creating permanent housing opportunities for people experiencing homelessness through rapid rehousing assistance, permanent supportive housing, and other permanent housing programs. For example, the renovation or replacement of four older emergency shelters will provide the opportunity to design and construct co-located permanent supportive housing. These kinds of investments in permanent housing proved effective in increasing the number of people moving to permanent housing from homelessness and shortening the length of homelessness since the adoption of the community plan to prevent and end homelessness in 2008.

The continued development of a Coordinated Entry System will facilitate quick return to stable housing for individuals and families. Improvements to the homeless delivery system have also made significant reductions in the number of individuals identified as chronically experiencing homelessness. Clear standards for program eligibility and prioritization, as well as effective assessments and efficient referral processes improve outcomes for people experiencing homelessness. Prioritizing permanent supportive housing for people with documented disabilities and the longest histories of homelessness ensures that limited housing resources are allocated to the families and individuals that need them most.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The Fairfax Continuum of Care (CoC) dedicates significant public and private funding towards homelessness prevention and shelter diversion assistance. Federal Emergency Solutions Grant (ESG) dollars have been dedicated entirely to homelessness prevention and rapid rehousing assistance, primarily in the form of direct financial and rental assistance. In addition to direct assistance, staff positions have been re-oriented to do more community-based work, outside of emergency shelter, to serve individuals and families at-risk of homelessness. Commonwealth of Virginia Homeless Solutions Program funding is also being used to provide prevention assistance, and local county General Funds have also been used to supplement prevention resources. Private organizations, such as community-based nonprofits and houses of worship, also contribute significant resources for financial and rental assistance in the effort to prevent homelessness.

Partnerships between Fairfax County government human service agencies, police, fire, public works, schools, faith communities, businesses and nonprofits all play a part in preventing people from becoming homeless. Each community partner may come into contact with a family or individual at-risk of homelessness in their work. The homeless assistance system is designed so that anyone who is homeless or at-risk of homelessness should contact the county's Coordinated Services Planning (CSP) phone number to get information and referral to the appropriate services. As such, the CSP phone number is distributed widely and community partners are encouraged to direct people in need to call the CSP number first. Community partners will also often call the county's Office to Prevent and End Homelessness, or one of their nonprofit contracting organizations, directly for assistance. Partnerships with the local hospitals and mental health institutions are particularly important connections in preventing homelessness. Established points of contact between these institutions and homeless assistance providers have enabled a speedier response to an at-risk individual or family's needs and prevented homelessness when possible.

Coordinated Entry policies and procedures document official community-wide standards for homelessness prevention program eligibility and prioritization. They also document the process through which families and individuals are referred to local prevention programs. The new policies and procedures are important because they will ensure that families and individuals have fair, consistent access to prevention programs regardless of where they are located in the community and it ensures that scarce prevention resources will be targeted to the individuals who are most likely to become homeless without assistance. Continued development of the Coordinated Entry policies will ensure that homelessness prevention complement other systems of care, such as the mental health and criminal justice systems, which are also evolving. For example, the Fairfax County Diversion First initiative is targeting resources a population of individuals with behavioral health issues and involvement in the criminal justice system to reduce recidivism and increase housing stability.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Fairfax County website displays a lead poisoning prevention page (<http://www.fairfaxcounty.gov/hd/eh/lead/>). The webpage defines some of the major sources of lead in people’s homes: dust from deteriorating lead-based paint primarily due to opening and closing windows in older homes (built pre-1978), residual lead dust in residential soils, and lead pipes. In addition, the Fairfax County Health Department educates household members about reducing lead exposure. To reduce risk of lead poisoning, the County recommends that residents remove peeling paint and chips from the home, not allow for children to be present when scraping or cleaning up paint chips, minimize dust through frequent damp mopping of floors and using wet cloths to wipe down windows, and discourage children from playing in bare soil surrounding the home. In addition, the Fairfax County lead poisoning prevention website provides links to numerous websites with information on lead exposure. 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

Although most of the housing in the County is in relatively good repair (and much of it is of relatively recent construction), there are some cases of lead paint exposure. The protection of public health has always been a primary priority in responding to housing problems.

Abatement of lead-based paint in Fairfax County’s Public Housing was completed in the fall of 1997. The County is complying with regulations issued by HUD which require notification, evaluation, and reduction of lead-based paint hazards in federally owned residential properties and

other housing receiving federal assistance. 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.

How are the actions listed above integrated into housing policies and procedures?

Fairfax County Department of Housing and Community Development staff have attended training seminars on Implementing the Lead Safe Housing Rule in CPD-Funded Programs. The County is implementing 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. All CDBG/HOME funded projects receive Environmental Reviews and as part of the review a determination is made on any potential lead paint hazards and need for testing and abatement.

The Fairfax County Health Department conducts environmental blood lead level evaluations for all reported cases of lead poisoning in children under 6. The evaluation is used to create a Lead Hazard Control Plan for interim lead controls and abatement of lead hazards. An investigation of the source of the contamination takes place including the child's home. If the source is determined to be from the home, siblings will be tested and the Health Department will counsel the family on steps to take to remove the source of contamination. Retesting of the children is required. The Department of Social Services may be asked to intervene if the family does not properly remove the lead contaminants. If necessary, the child or children could be removed from the home until appropriate measures have been taken.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

While Fairfax County has one of the highest median household incomes in the nation (estimated \$122,227 in 2018), there were an estimated 67,258 persons living below the poverty level in 2018 (based on data from the American Community Survey (ACS)). Although the percent of the population below poverty in Fairfax County (5.9 percent) is among the lowest of Virginia jurisdictions, the number of persons below poverty in Fairfax County is larger than any other jurisdiction in Virginia. Providing sufficient housing affordability to all income levels is key to reducing the number of housings at or below poverty in the County. Therefore, for the creation of a minimum of 5,000 new units of affordable housing in 15 years and not net loss of affordability are key components to reducing poverty in the County.

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 following are goals established by CAAB:

- Identify review and develop policies as they relate to low-income residents.
- Support, when possible, increases in programs and services providing the greatest supports to low-income families and individuals and, when necessary, actions that minimize reductions to such programs.
- Maximize opportunities to provide input based on identified priority areas.
- Oversee the disposition of Community Service Block Grant funds, to include:- Researching and assessing community needs- Obtaining public input from facilitating public hearings for low- income families and individuals- Allocating funds- Approving programs and contracts with community organizations serving low-income persons, Educate the Board of Supervisors and other county officials, other agencies and civic groups, the low-income community and citizens of Fairfax County in support of the CAAB mission

Community Action Programs (CAPs) are public-private partnerships, locally managed and controlled by volunteer boards of directors, for the purpose of reducing poverty and promoting self-sufficiency of the poor.

Specific programs administered by Fairfax County that help reduce the number of poverty-level families include Housing Choice Voucher, Transitional Housing, Permanent Supportive housing, and Family Unification Program. The FCRHA's PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center undertakes family self-sufficiency initiatives and links the FCRHA's residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services, and participate in economic self-sufficiency programs.

The Fairfax County Department of Housing and Community Development 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. Bridging Affordability is intended to be a gateway to the county's Housing Continuum as part of the FCRHA'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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Agencies in Fairfax County work together and coordinate services to help combat poverty and help residents with low- income become self-sufficient. Funds from the Fairfax County Consolidated Community Funding Pool (CCFP) support programs that target households with incomes below poverty. The 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 has provided funding for several projects that meet the priority to provide supports that assist individuals and families in achieving self-sufficiency. Programs funded through the CCFP with CSBG funds are specifically targeted toward households with incomes at or below the poverty program guidelines. CSBG funds are usually targeted toward those below 125% of the federal poverty guideline. However, for FY 21 the threshold has been raised to 200% of poverty due to the impact of COVID social distancing measures.

The Fairfax County Redevelopment and Housing Authority (FCRHA)/Fairfax County Department of Housing and Community Development (HCD), the Fairfax County Department of Family Services (DFS), and the Community Action Advisory Board (CAAB) share responsibilities in combating poverty. HCD entered into a cooperative agreement with DFS to share information and/or target supportive services. DFS partners with DHCD on providing a platform for DHCD staff along with shelter and other housing program staff to provide input on how to address affordable housing needs. The Coalition for Trauma Informed Housing and Homeless Services (CTIHHS) meets bi-monthly to discuss these concerns and how to work towards practical outcomes to resolve them-all with the input and guidance from the people who do the front line work with our community. 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.

SP-80 Monitoring – 91.230

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

The Department of Housing and Community Development (HCD) staff conduct regular program monitoring to ensure compliance with HUD regulations and program requirements. HCD also report to the Consolidated Community Funding Advisory Committee (CCFAC), the Board

of Supervisors and the public on the achievements of programs funded under and covered by the goals of the Consolidated Plan.

Expected Resources

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

Introduction

The recommended allocations of FY 2022 CDBG, ESG and HOME funding (Federal Funding) and program income earned from prior uses of Federal Funding (Program Income) were based on estimates. If there is greater than a 10 percent difference between the estimated and actual CDBG, ESG and/or HOME funding awarded for FY 2022, the County’s Board of Supervisors reserves the right to reconsider the proposed funding allocations. If there is no more than a 10 percent difference between the estimated and the actual funding awarded, Fairfax County will utilize the following contingency provision governing the use of the Federal Funds:

CDBG

- A. If the actual CDBG funding amount is lower than the estimated funding, all CDBG-funded activities are to be proportionally decreased from the estimated funding levels to match the actual CDBG award amount, with the following exceptions:
- The Section 108 Loan Payment will remain as represented in the plan.
 - General Administration, Planning, Fair Housing, and Homeownership Administration are to be capped at 20 percent of the CDBG award based on HUD limits. Total allocation for these four activities will not exceed 20 percent of the actual CDBG award.
 - The Targeted Public Services (CCFP TPS) allocation is to be capped at 15 percent of the CDBG award based on HUD limits. The allocation to the Targeted Public Services will be 15 percent of the actual CDBG award.
 - Funding allocations for Section 108 Loan, General Administration, Planning, Fair Housing, Homeownership Administration and CCFP TPS are to be made prior to any other proportional adjustments to the remaining CDBG-funded activities.

- B. If the actual CDBG funding amount is greater than the estimated funding, all CDBG-funded activities are to be funded as represented in the plan, with the following exceptions:
- General Administration, Planning, Fair Housing, and Homeownership Administration are to be capped at 20 percent of the CDBG award based on HUD limits. Total allocation for these four activities will not exceed 20 percent of the actual CDBG award.
 - The CCFP TPS allocation is to be increased to an amount that is 15 percent of the actual CDBG award.
 - The unallocated balance of the CDBG funding available as a result of the funding increase is to be allocated as follows:
 - 50 percent to the NOFA/RFP; and
 - 50 percent to the FCRHA and Fairfax County Rehabilitation and Acquisitions

HOME

- A. If the actual HOME funding amount is lower than the estimated funding, all HOME-funded activities are to be proportionally decreased from the estimated funding levels to match the actual HOME award amount, with the following exceptions:
- HOME Administration and Fair Housing are to be capped at 10 percent of the HOME award based on HUD limits. The HOME Administration and Fair Housing allocations will not exceed 10 percent of the actual HOME award.
 - Federal regulations require that jurisdictions set-aside a minimum of 15 percent of the HOME award each year for Community Housing Development Organization (CHDO) investment. The CHDO set-aside will be 15 percent of the actual HOME award.
 - Funding allocations for HOME Administration, Fair Housing and CHDO are to be made prior to all other proportional adjustments to the remaining HOME funded activities.

- B. If the actual HOME funding amount is greater than the estimated funding, all HOME-funded activities are to be funded as represented in the plan, with the following exceptions:
- HOME Administration and Fair Housing are to be capped at 10 percent of the HOME award based on HUD limits. The HOME Administration and Fair Housing allocations will not exceed 10 percent of the actual HOME award.
 - The CHDO set-aside will be 15 percent of the actual HOME award.
 - The unallocated balance of the CDBG funding available as a result of the funding increase is to be allocated as follows:
 - 50 percent to the NOFA/RFP; and
 - 50 percent to FCRHA and Fairfax County Rehabilitation and Acquisitions

ESG

All ESG-funded activities are proportionally increased or decreased from the estimated funding levels to match the actual ESG award amount.

Program Income Available for Use in FY 2022

- All Program Income received from activities funded with CDBG and/or HOME in excess of the estimates in FY 2022 is to be allocated as follows:
 - 50 percent to the NOFA/RFP; and
 - 50 percent to FCRHA and Fairfax County Rehabilitation and Acquisitions

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,960,799	380,137	82,000	6,422,936	25,691,744	Annual allocation based on HUD FY 2020/County FY 2021 grant amount.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,141,854	47,000	0	2,188,854	8,755,416	Annual allocation based on HUD FY 2020/County FY 2021 grant amount.

ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	492,880	0	0	492,880	1,971,520	Annual allocation based on HUD FY 2020/County FY 2021 grant amount.
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Table 7 - Expected Resources – Priority Table

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

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

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

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

Additionally, the county created a Housing Trust Fund (HTF) in FY 1990, which is used to encourage and support the acquisition, preservation, development, and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. The majority of all units developed with HTF financing are HOME eligible. Housing Trust Fund awards are anticipated in FY 2021. HOME and CHDO funds invested in

nonprofit sponsored capital projects also are leveraged by equity investments, private financing and/or other local funds, as well as by donations of cash, services, and materials.

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

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

Fairfax County and the FCRHA have a long and successful track record of utilizing public land for the development of housing to meet a continuum of need identified in this Consolidated Plan. Projects that are expected to be completed, under construction or in planning during the time covered by this plan include the following:

Oakwood Senior Housing: The development scope consists of creating 150 affordable independent senior housing units on the 6.2-acre site located at the intersection of South Van Dorn Street and Oakwood Road. The land ownership was transferred from the County to the FCRHA for the purpose of creating affordable senior housing. Using the Public-Private Partnership Infrastructure and Education Act of 2002 (PPEA), the FCRHA partnered with the Arlington Partnership for Affordable Housing to implement the project using Low Income Housing Tax Credits (LIHTC) and other funding sources, including federal Project Based Vouchers awarded under the FCRHA's Moving to Work authority. The project was awarded LIHTC in June 2020. The project is scheduled for completion by the middle of 2023.

Residences at North Hill: The development scope consists of creating 279 affordable housing units on one third of the 34-acre site located at the intersection of Dart Drive and Richmond Highway. The second third of the site was sold to a market rate developer to construct 175 market rate townhouses. The sale proceeds are to fund the site infrastructure for the affordable development. The final third of the site is to be used to create a public park. The FCRHA closed on the deal in June 2020. Construction is underway and is scheduled for completion by the end of 2022.

Autumn Willow Senior Housing: The development scope consists of creating 150 affordable independent senior housing units on the 10.9-acre site located at the intersection of Stringfellow Road and Autumn Willow Drive. The land ownership was transferred from the County to the FCRHA for the purpose of creating affordable senior housing. Using the PPEA process, the FCRHA partnered with the Michaels Group to implement the project using LIHTC and other funding sources. The development is in the land use approval process. The developer is planning on applying for LIHTC in March 2021. Schedule for the completion of the project will be established once the LIHTC is awarded.

One University: The development scope consists of creating 240 affordable housing units on the 11-acre site located at the intersection of Route 123 and University Drive. The land is owned by the FCRHA. Using the PPEA process, the FCRHA is partnering with the US Department of Housing and Urban Development (HUD) and Stratford Capital Group to implement the project using LIHTC and other funding sources. The project was awarded LIHTC in June 2020. The project is scheduled for completion by the middle of 2023. A portion of the site is being leased to a developer to construct 333 market rate student housing units. The lease will generate funds to support the FCRHA mission of creating affordable housing.

Murraygate Village Apartments Renovation: The development scope consists of renovating the 200-unit apartments complex. The renovation scope includes replacing central plant HVAC with decentralized HVAC system, comprehensive interior rehabilitation, including kitchen and bathroom modernization, new finishes, window replacement, accessibility upgrades, and minor site improvements. The construction was completed in December 2020.

Little River Glen IV: The development scope consists of constructing 60 units of affordable senior housing units on 2.9 acres of available land on the Little River Glen campus. The project will be funded using LIHTC and other sources. The LIHTC application is to be submitted to Virginia Housing in March 2021. The project is currently in the design phase. Assuming that the project is awarded LIHTC in June 2021, construction can be completed by the end of 2023.

Little River Glen I Renovation: The development scope consists of renovating the 120 affordable senior housing units located on the Little River Glen campus. The project will be funded using LIHTC and other sources. The LIHTC application is to be submitted to Virginia Housing in March 2021. The property condition needs assessment was completed in October 2020 and the design phase was initiated in December 2020. Assuming that the project is awarded LIHTC in June 2021, construction can be completed by the end of 2023.

Stonegate Village Apartments Renovation: The development scope consists of renovating the 234 affordable housing units located in Reston near the intersection of Reston Pkwy and Glade Drive. The renovation scope includes comprehensive interior rehabilitation, including kitchen and bathroom modernization, flooring, painting, window replacement, accessibility upgrades, and site improvements. The project will be funded using LIHTC and other sources. The LIHTC application is to be submitted to Virginia Housing in March 2022. The property condition needs assessment was completed in October 2020 and the design phase was initiated in December 2020. Assuming that the project is awarded LIHTC in June 2022, construction can be completed by the end of 2024.

Housing at Route 50/West Ox Road: This project involves the development of affordable housing serving persons with special needs. One potential concept for the property is to construct up to 30 units of permanent supportive housing for formerly homeless individuals, including formerly homeless veterans. The Board of Supervisors has transferred the property to the FCRHA for the purpose of creating affordable housing. The development of the site will be implemented through the PPEA process.

Future affordable housing sites: Board of Supervisors has set the precedence of transferring county-owned properties to the FCRHA for the purpose of creating affordable housing. Oakwood and Autumn Willow mentioned above are two recent examples of the County's leveraging publicly owned land to address the needs identified in the plan. Staff has identified other county owned properties on which additional affordable housing potentially could be developed. Further analysis of each property is being conducted to determine if development is feasible.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 8 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	2022	2022	Homeless	Countywide	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services	CDBG: \$400,000 HOME: \$700,000 ESG: \$492,880	Rental units rehabilitated: 10 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 345 Households Assisted 260 people assisted with rental assistance, as well as housing relocation and stabilization services.

2	Special Needs	2022	2022	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$1,200,000 HOME: \$500,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 20 Households Assisted Rental units rehabilitated: 5 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted
3	Working Families	2022	2022	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$300,000 HOME: \$300,000	Rental units: 200 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted
4	Workforce Housing	2022	2022	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation	CDBG: \$200,000 HOME: \$200,000	Rental units: 200 Household Housing: 15 Household Housing Unit
5	Human Service System	2022	2022	Non-Housing Community Development	Countywide	Community Services Administration and Planning	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 1 Other

6	Poverty Reduction/Self Sufficiency	2022	2022	Non-Housing Community Development	Countywide	Community Services	CDBG: \$0 HOME: \$0 ESG: \$0	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
7	Reinvestment	2022	2022	Non-Housing Community Development	Countywide	Administration and Planning	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 1 Other
8	Community Input	2022	2022	Institutional	Countywide	Administration and Planning	CDBG: \$250,000 HOME: \$0 ESG: \$0	Other: 1 Other

Goal Descriptions

1	Goal Name	Homelessness
	Goal Description	<p><i>To Address the Challenge of Homelessness</i></p> <p><u>Year 1 Projected Outcomes:</u></p> <ul style="list-style-type: none"> • Housing opportunities created by turnover in federal and local resources: 164 • New housing opportunities (non-turnover): 45 • Housing opportunities created by turnover of Continuum of Care grants: 37 • People receiving Emergency Solutions Grant-funded homelessness prevention and rapid rehousing assistance: 1,300 • New households served in local Bridging Affordability program: 105

2	Goal Name	Special Needs
	Goal Description	<p><i>To Provide Affordable Housing Options to Special Needs Populations, the County will provide affordable housing options to special needs populations including low to extremely-low income households, seniors, and persons with physical or mental disabilities through several means. (Note: Persons with special needs are also served throughout the other goals identified in the Housing Blueprint and the Consolidated Plan.)</i></p> <p><u>Year 1 Projected Outcomes:</u></p> <ul style="list-style-type: none"> • Housing opportunities created by turnover in federal and local resources: 262 • New housing opportunities (non-turnover): 82
3	Goal Name	Low Income Working Families
	Goal Description	<p><i>To Meet the Affordable Housing Needs of Low-income Working Families</i></p> <p>The County will work to address the current need, estimated at about 31,000 units, for affordable housing among low- income working families via a variety of means.</p> <p><u>Year 1 Projected Outcomes:</u></p> <ul style="list-style-type: none"> • Housing opportunities created by turnover in federal and local resources: 499 • New housing opportunities (non-turnover): 124
4	Goal Name	Working Families/Workforce Housing

	Goal Description	<p><i>To Increase Workforce Housing through Creative Partnerships and Public Policy</i></p> <p>Over the next 15 years, the need for affordable housing options will grow, as the county is projected to add 62,184 households, of which 18,622 are expected to earn 80 percent of the AMI and below.</p> <p><u>Projected Outcomes:</u></p> <p>New housing opportunities: 420</p>
5	Goal Name	Human Service System
	Goal Description	<p><i>Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low- and moderate-income persons and families</i></p> <p>The county will continue to promote healthy child and youth development, identify strategies to meet current and emerging service needs, and encourage and support a public and private network of community services that fosters stability and maximizes self-sufficiency. The programs and activities funded through the CCFP also support the accomplishment of this goal.</p> <p><u>Specific Objectives:</u></p> <p>1.1 Promote healthy, positive child and youth development through a community support system that meets the diverse needs of all children and provides positive alternatives that help in the prevention of gang activity.</p> <p>1.2 Identify gaps and develop strategies to meet critical current and emerging service needs in the community.</p> <p>1.3 Encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence for individuals and families.</p> <p>1.4 Promote a human service system that ensures residents can meet basic and emergency human needs, that emphasizes prevention and early intervention to minimize crises and that preserves individual and family stability.</p> <p>1.5 Encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services as needed.</p>
6	Goal Name	Poverty Reduction/Self Sufficiency

<p>Goal Description</p>	<p><i>Reduce poverty and foster self-sufficiency by using public and private resources to provide essential training and support services, and by encouraging employment opportunities and development of business</i></p> <p>The county will strengthen self-sufficiency for program participants via a variety of means, including programs and activities funded through the CCFP. Consistent with the FCRHA’s Moving to Work/THRIVE program, emphasis will be placed on promoting self-sufficiency activities for those participating in the various affordable housing programs operated by the FCRHA and Fairfax County.</p> <p><u>Specific Objectives:</u></p> <p>2.1 Strengthen current job skill training and employment programs to prepare potential workers for better job opportunities and strengthen communication and partnerships with employers to remove barriers, and to improve access to and increase the number of job placements in better employment, especially for families with low income.</p> <p>2.2 Promote training and educational opportunities for workers to gain skills necessary for jobs that provide enough wages for individuals and families to be self-sufficient and that support family stability.</p> <p>2.3 Strengthen the provision and flexibility of supportive services for individuals to begin new jobs or continue in existing jobs by ensuring they have access to affordable child-care, services for adults who are elderly or have disabilities, transportation, English as a Second Language programs and/or other support, as needed.</p> <p>2.4 Support community efforts in the development and assistance to micro-enterprises and small businesses to reduce small business failures, and to create and retain more jobs.</p> <p>2.5 Ensure that the commercial revitalization program serves as a resource to achieve a portion of these objectives.</p> <p>2.6 Implement Fairfax County’s Strategic Plan to Facilitate Economic Success, which has an overall focus on maintaining, diversifying, and enhancing the county’s strong and vital community in order to sustain and foster economic prosperity.</p>
<p>7 Goal Name</p>	<p>Reinvestment</p>

<p>Goal Description</p>	<p><i>In commercial and residential areas that are vulnerable to instability, facilitate reinvestment, encourage business development, promote public and private investment and reinvestment, preserve affordable housing and prevent or eliminate the negative effects of disinvestment</i></p> <p>The county will continue to implement the Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals – people, places, employment and governance. In terms of places, Fairfax County will focus on infrastructure, mobility, and redevelopment to foster the retail industrial and other emerging uses.</p> <p><u>Specific Objectives:</u></p> <p>3.1 Develop strategies of prevention and early intervention in communities in danger of deterioration to reduce the need for greater community investment and improvements in the future.</p> <p>3.2 Review existing plans for Conservation Areas, Redevelopment Areas, residential Revitalization Areas, Commercial Revitalization Districts, and Commercial Revitalization Areas to promote a comprehensive and coordinated approach to meeting community development needs while maintaining the affordable housing stock and the unique character of each community.</p> <p>3.3 Build on community strengths and involve the residents in decision making to identify and address community concerns, needs, priorities, plans, improvements and solutions in cooperation with the Department of Code Compliance.</p>
<p>8 Goal Name</p>	<p>Community Input</p>
<p>Goal Description</p>	<p><i>Ensure broad community input throughout the development and implementation of the Consolidated Plan, build public/private partnerships to implement the Plan, and monitor and evaluate the goals, strategies and program outcomes</i></p> <p><u>Overarching Objective:</u> The county will implement the Citizen Participation Plan and monitor and evaluate the effectiveness of community outreach and education on community needs, plans and priorities, funded programs and results, and the effectiveness of the citizen participation process under the Consolidated Plan.</p>

Projects

AP-35 Projects – 91.220(d)

Introduction

Introduction

The following sixteen projects will be the base for all investment of HOME, CDBG and ESG entitlement funds and any subsequent leverage of local and private resources for FY 2022.

Projects

#	Project Name
1	Section 108 Loan Payments
2	Fair Housing
3	Planning
4	General Administration (CDBG)
5	HOME Administration
6	Targeted Public Services (CCFP)
7	Home Repair for the Elderly & Community Rehabilitation
8	TBRA and Other Rental Assistance
9	FCRHA and Fairfax County Properties - Rehabilitation and Acquisitions
10	Homeownership Program
11	Relocation Program
12	CHDO Set-Aside
13	Special Needs Housing
14	Emergency Solutions Grant
15	CDBG/HOME Affordable Housing Requests for Proposals
16	North Hill

Table 9 – Project Information

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

Needs

The Board of Supervisors adopted the following policy documents that support the creation of a sufficient supply of housing appropriately priced for individuals and families throughout the county across the income spectrum: the 2015 *Strategic Plan to Facilitate the Economic Success of Fairfax County*, to shape a strong economic development strategy; the 2017 *One Fairfax Policy* for racial and social equity, to affirm county goals of inclusivity and shared prosperity for all county residents; and the 2018 *Communitywide*

Housing Strategic Plan, to provide a housing strategy that meets the need production and preservation of affordable housing throughout the county.

The Board of Supervisors adopted the One Fairfax racial and social equity policy to ensure that individuals in the Fairfax County community have opportunities to reach their highest level of personal achievement. The Board recognized that in order to help residents reach their highest level of personal achievement, it is vital for residents to have access to affordable housing. When households pay more than 30 percent of their income in housing, they are forced to make difficult choices about how to afford other necessities, such as health care and transportation to employment.

The *Communitywide Housing Strategic Plan* identified a specific need for an additional 15,000 net new homes, affordable to households at 60 percent of the AMI and below, over the 15 years between 2018 and 2033. More price-appropriate housing is needed in the county at a range of income levels, in both the rental and homeownership markets, because it is increasingly more difficult for many households to find affordable housing in the county. Individuals and families with the lowest income levels face the greatest challenges finding affordable housing.

Further, the Board of Supervisors recognized that the lack of affordable housing is a leading cause of homelessness in the county when, on January 26, 2010, they first adopted a “Housing Blueprint” to establish the county’s affordable housing policy direction for FY 2011 and beyond. The Housing Blueprint reflects the Board’s philosophy that affordable housing is a continuum ranging from the needs of the homeless to the needs of first-time homebuyers. The goals and priority needs set forth in the Housing Blueprint are revised and updated each year and have evolved over time as a product of ongoing input from the community.

In addition, price-appropriate housing must be available to county residents with disabilities. Individuals with disabilities are more likely to have extremely low-income and often face a compounded problem - finding housing that is affordable and that has the accessibility features needed for them to live comfortably in the housing. , Seniors, many of whom have worked in Fairfax County throughout their careers and have contributed to their communities and the local economy, now have fixed incomes and also have difficulty finding affordable housing with needed accessibility features.

According to gap analysis conducted by the Virginia Center for Housing Research (VCHR) using 2012-2016 CHAS data, the county faces a deficit of more than 37,500 renter-occupied units and 26,385 owner-occupied units that are affordable to individuals and families with extremely low- and very low-incomes (defined by VCHR as earning 50 percent of AMI and below). Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. By 2032, the county is expected to add more than 62,000 households. These household projections are based on the county’s analysis of recent growth and the capacity for residential development based on current land use and zoning. To support sustainable population growth and bolster the Fairfax County economy, it is important to intentionally plan for affordable housing both to address the current housing gap and to meet the needs of the growing workforce.

The **housing goals** established in the Consolidated Plan for FY 2022-2026 and are as follows:

Goal 1: Address the challenge of homelessness

Goal 2: To provide affordable housing options to special needs population

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

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

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

The **philosophy** driving the priority needs in this Five-Year Plan is 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 main obstacle facing the county is the affordable housing gap for low- and moderate-income residents. The bulk of all proposed projects endeavor to combat the shortage of affordable units in the county.

AP-38 Project Summary

Project Summary Information

1	Project Name	Section 108 Loan Payments
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Reinvestment
	Needs Addressed	Affordable Rental Housing Community Services
	Funding	CDBG: \$559,786

Description	The funding will be used to make annual payments on two loans under Section 108 of the Housing and Community Development Act of 1974, as amended. Loan proceeds have been used by the FCRHA for affordable housing development and preservation; reconstruction of Washington Plaza in Reston and Olley Glen; and road and storm drainage improvements in five Conservation Areas (Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor). The loan applications were approved by the Board, who pledged future CDBG funds for the payment of annual interest and principal premiums due on the notes.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	All beneficiary data related to each of the projects was reported in the CAPER for the year in which the project was completed.
Location Description	Not applicable.
Planned Activities	Matrix Code- 19F Planned Repayments of Section 108 Loans Matrix Code- 24A Payment of Interest on Section 108 Loans
2	Project Name
Target Area	Fair Housing Countywide
Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
Needs Addressed	Community Services Administration and Planning

Funding	CDBG: \$255,946 HOME: \$25,116
Description	The funding will be used by the Fairfax County Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, to conduct fair housing outreach and education activities, and to investigate fair housing complaints. In addition, funds will be used in FY 2022 for activities that affirmatively further fair housing for county residents, including FCRHA clients and tenants.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	General fair housing outreach and education will be made available to all county residents, businesses, and organizations. Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2022.
Location Description	Not applicable.
Planned Activities	Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)
3 Project Name	Planning
Target Area	Countywide
Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
Needs Addressed	Administration and Planning
Funding	CDBG: \$184,958

Description	The funding will support planning and implementation of the county's housing and community development programs. Funding supports activities required to meet CDBG and HOME regulations and local procedures, prepare and process the county's Consolidated Plan and related citizen participation and public input processes, prepare community plans, implement housing and community development programs, as well as identify and pursue funding sources to match and leverage entitlement funding. Planning will include FCRHA activities to affirmatively further fair housing.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Planning is a required administrative function of the CDBG entitlement that is not limited to a specific number and type of beneficiaries.
Location Description	Not applicable.
Planned Activities	Matrix Code- 20 Planning
4	
Project Name	General Administration (CDBG)
Target Area	Countywide
Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
Needs Addressed	Administration and Planning
Funding	CDBG: \$399,287

Description	Funding for the general administration of the county's CDBG and HOME-funded programs and projects, as well as projects funded under the Section 108 and Economic Development Initiative. Funding provides for administration of housing and community development programs and projects, including contract management for projects and programs funded through the Consolidated Community Funding Pool; drafting of required local, state, and federal reports and preparation of documents; provision of technical assistance; financial management; and administrative and professional support to the CCFAC and various citizen participation processes. General Administration will include FCRHA activities that will affirmatively further fair housing. Funding provides for salaries and fringe benefits plus related operating costs.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	The required administrative function of the CDBG entitlement is not limited to a specific number and type of beneficiaries.
Location Description	Not applicable.
Planned Activities	Matrix Code- 21A General Program Administration
5	Project Name
	HOME Administration
Target Area	Countywide
Goals Supported	Homelessness Special Needs Working Families
Needs Addressed	Administration and Planning
Funding	HOME: \$193,769

	Description	Funding will support the operation of the HOME Program and projects receiving HOME funding. The funding will support salaries and fringe benefits, plus related operating and equipment costs.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This is a required administrative function of the HOME entitlement that is not limited to a specific number and type of beneficiaries.
	Location Description	To be determined.
	Planned Activities	See Description.
6	Project Name	Targeted Public Services (CCFP)
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency Reinvestment Community Input
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation Community Services
	Funding	CDBG: \$894,120
	Description	The amount of funding allocated to the CCFP for Targeted Public Services will be 15 percent of the CDBG award. The funds will be awarded to eligible nonprofit organizations for delivery of public services in accordance with CDBG eligibility criteria and CCFP priorities adopted by the Board of Supervisors. Funding for specific programs and activities is subject to appropriations by the Board.
	Target Date	6/30/2022

Estimate the number and type of families that will benefit from the proposed activities	The number of families and individuals assisted will vary. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2022.
Location Description	To be determined.
Planned Activities	Funding allocated to the CCFP for Targeted Public Services will support programs provided in FY 2022. Programs typically provide a variety of services aimed at promoting stability and self-sufficiency, preventing homelessness and/or meeting basic needs, including case management, training in life skills, employment, financial management, ESOL and limited direct financial assistance and in-kind donations.
7	Project Name
	Home Repair for the Elderly and Community Rehabilitation
	Target Area
	Countywide
	Goals Supported
	Homelessness Special Needs Working Families Human Service System Poverty Reduction/Self Sufficiency
	Needs Addressed
	Homeownership Access and Rehabilitation
	Funding
	CDBG: \$802,391
	Description
	Funding will enable minor repairs at no cost to the homeowners who are eligible low-income seniors or persons with disabilities. HREP provides up to one week of labor and \$500 in material expenses by the HREP crew. The proposed funding supports salaries and fringe benefits, plus related operating and equipment costs. These funds are supplemented by county funds generated from payments on loans through the Home Improvement Loan Program. Funding also will be used to support the provision of technical assistance, training, referral services, and rehabilitation materials for the preservation of affordable single and multi-family housing units in

	the City of Falls Church and the Town of Herndon. Services and materials will be provided to assist in renovations needed to comply with local codes, install accessibility features and/or correct other deficiencies necessary to preserve the housing and/or prevent homelessness. Uncapped Low and Moderate Income Summary Data for Exception CDBG grantees, as provided by HUD, will be used to determine the eligible benefit areas in the City of Falls Church and Town of Herndon.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 elderly households are expected to be served by the Home Repair for the Elderly Program. The numbers of families and individuals assisted in the City of Falls Church and the Town of Herndon will vary depending on the requests for assistance and the specific activities. All program beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2022.
Location Description	To be determined.
Planned Activities	Matrix Codes- 14A Rehab: Single-Unit Residential; 14B Rehab: Multi-Unit Residential; 14H Rehabilitation Administration.
8	Project Name
	TBRA and Other Rental Assistance
	Target Area
	Countywide
	Goals Supported
	Homeless Special Needs Working Families
	Needs Addressed
	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	Funding
	HOME: \$721,231
	Description
	Funding will provide TBRA vouchers and other rental assistance to prevent families/individuals from becoming homeless, help families/individuals experiencing homelessness obtain permanent housing, support stable housing for persons with special needs, respond

	to reasonable accommodation requests, and subsidize units for clients of the Progress Center.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 families or individuals in Fairfax County are expected to receive TBRA vouchers. Other rental assistance will be provided for an unknown number of families and individuals in the City of Falls Church. The total number of beneficiaries and their demographics will be tracked as services are provided and will be reported in the CAPER for FY 2022.
Location Description	To be determined.
Planned Activities	Provision of TBRA vouchers and other rental assistance
9	Project Name
	FCRHA and Fairfax County Properties - Rehabilitation and Acquisitions
	Target Area
	Countywide
	Goals Supported
	Homelessness Special Needs Working Families Workforce Housing Reinvestment Human Service System
	Needs Addressed
	Affordable Rental Housing Community Services
	Funding
	CDBG: \$1,500,000

Description	Funding will be used by the FCRHA/County to acquire properties to be used for affordable housing or public facilities, or to rehabilitate residential properties or public facilities owned by the FCRHA/County to maintain safety and quality of life. A portion of funding also may be used to purchase Affordable Dwelling Units or other properties for affordable housing.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	The number of families and individuals who will benefit from the activities will be determined by the projects. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2022.
Location Description	To be determined.
Planned Activities	Matrix Codes – 3 Public Facilities; Code- 13A Housing Counseling for Homeownership Assistance; 13B Direct Homeownership, excluding Housing Counseling; and Improvements; 14G Rehab: Acquisition
10 Project Name	Homeownership Program
Target Area	Countywide
Goals Supported	Working Families Workforce Housing
Needs Addressed	Homeownership Access and Rehabilitation
Funding	CDBG: \$858,969
Description	Funding will be used to provide activities related to the First-Time Homebuyer Program, including financial assistance to homebuyers when available. Uncapped income limits, as provided by HUD, will be used to qualify household eligibility for homebuyer assistance.
Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	This program is expected to benefit approximately 25 families who are currently housed but not on the certified eligible applicant waiting list and approximately 200-250 families who are on the waiting list. Approximately 6,000 additional families will be served through orientations and other marketing activities. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2022.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 13A Housing Counseling for Homeownership Assistance; 13B Direct Homeownership, excluding Housing Counseling.
11	Project Name	Relocation Program
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing Human Service System Poverty Reduction/Self Sufficiency
	Needs Addressed	Affordable Rental Housing
	Funding	CDBG: \$XX
	Description	The funding will be used to provide relocation benefits to residents of FCRHA owned property as needed to facilitate rehabilitation of housing units and the buildings in which the units are located. Funding may also be used to support the provision of federally mandated relocation and advisory services or reviews and technical assistance for CDBG- and HOME-funded nonprofit development.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	The numbers of families assisted will vary depending on the specific needs for each activity. Large-scale rehabilitation of FCRHA owned multi-family properties typically involves some level of relocation for low- and moderate-income residents. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2022.
	Location Description	To be determined.
	Planned Activities	Matrix Code- 08 Relocation.
12	Project Name	CHDO Set-Aside
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing
	Needs Addressed	Affordable Rental Housing Homeownership Access and Rehabilitation
	Funding	HOME: \$321,279
	Description	CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or develop additional affordable housing units for homebuyers and renters.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	This project is expected to serve one family at or below 50 percent AMI. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2022.
	Location Description	To be determined based on applications.
	Planned Activities	Typical CHDO projects in the past have included the acquisition and rehabilitation of housing units for use as affordable rental housing for persons with income at or below 50 percent AMI.
13	Project Name	Special Needs Housing
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs

	Working Families	
Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing	
Funding	CDBG: \$XX	
Description	All of the funding will be used to support the development, preservation, acquisition, modification and rehabilitation of housing and facilities to serve persons with special needs, as defined by the Housing Blueprint including persons who are experiencing homelessness, have disabilities, are 62 years or older, are large families with severely limited housing options, are severely rent burdened or are victims of domestic violence. The \$95,336 in HOME funding is earmarked for inclusion in the FY 2022 CDBG/HOME Affordable Housing Request for Proposals (see Project 15).	
Target Date	6/30/2022	
Estimate the number and type of families that will benefit from the proposed activities	To be determined based on applications.	
Location Description	To be determined.	
Planned Activities	Typical projects include shared housing for persons with disabilities, renovations, upgrades and/or repairs to remove architectural barriers that restrict mobility and accessibility, install HVACs and water heater, and/or replace pipes and lighting to preserve and maintain long term safe affordable housing residents with special needs.	
14	Project Name	Emergency Solutions Grant
	Target Area	Countywide
	Goals Supported	Homelessness
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing
	Funding	ESG: \$492,880
	Description	Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to fund activities that have an emphasis on

	preventing homelessness and rapidly re-housing people experiencing homelessness.	
Target Date	6/30/2022	
Estimate the number and type of families that will benefit from the proposed activities	More than 2,000 individuals are estimated to benefit from the ESG funded programs in FY 2021. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2022.	
Location Description	To be determined.	
Planned Activities	The ESG funds will be used to support homelessness prevention and rapid rehousing assistance to persons who are at-risk of homelessness and those experiencing homelessness. The funded activities will provide housing relocation and stabilization services, as well as short-to medium-term rental assistance to help program participants regain stability in current permanent housing or move into other more suitable permanent housing in order to achieve stability. Services also will include case management for housing stability, housing search and placements, and financial assistance for rental application fees, security deposits, last month's rents, utility deposits and payments, and moving costs.	
15	Project Name	CDBG/HOME Affordable Housing Request for Proposals
	Target Area	Countywide
	Goals Supported	Homelessness Special Needs Working Families Workforce Housing
	Needs Addressed	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation
	Funding	CDBG: \$967,479 HOME: \$927,459
	Description	The FY 2022 CDBG/HOME Affordable Housing Request for Proposals (RFP) will be used to fund

	the acquisition, preservation and/or rehabilitation of existing affordable housing units, and the development of additional affordable housing units for income eligible homebuyers or renters. The notice of funding availability will coincide with the availability of the CHDO funding for FY 2022.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	The number and type of beneficiaries will be determined based on the activities completed by the non-profit recipients of the RFP funding. Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2022.
Location Description	To be determined.
Planned Activities	Typical projects funded through past RFPs have included the acquisitions and rehabilitation of housing units to be used to provide affordable rental housing for persons with income at or below 50 percent of the AMI.
16	
Project Name	North Hill
Target Area	Countywide
Goals Supported	Working Families Workforce Housing Reinvestment
Needs Addressed	Affordable Rental Housing Community Services
Funding	CDBG: \$XX
Description	The funding will support costs associated with the North Hill Affordable Multifamily Development project. Under this FCRHA activity, the scope of work for the initial phase includes demolition, removal and disposal of existing improvements; treatment of invasive plants; site grading; and restoration and seeding of disturbed areas. Funding will also support infrastructure work, including earth work, erosion and sediment control, utility installation, road improvements, storm water management, site improvements,

	removal of marine clay soils, and building of needed retaining walls.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	<u>North Hill Affordable Multifamily Rental Housing Development</u> : 279 low-moderate income families Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2022.
Location Description	The North Hill Project is located on approximately 33 acres in the Mount Vernon District, which is within U.S. Census Tract (CT) 415401 Block Group (BG) 3.
Planned Activities	Development of affordable multifamily rental housing.

AP-50 Geographic Distribution – 91.220(f)

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

Consistent with the principles of the One Fairfax policy, Fairfax County 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.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

N/A

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The goals represented below are taken from the Housing Blueprint. A copy of the draft Housing Blueprint for FY 2021 may be found in the Grantee Unique Appendices section.

One Year Goals for the Number of Households to be Supported	
Homeless	209
Non-Homeless	948
Special-Needs	344
Total	1,501

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,005
The Production of New Units	401
Rehab of Existing Units	0
Acquisition of Existing Units	95
Total	1,501

Table 12 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Fairfax County's Moving to Work Plan highlights planned capital fund expenditures for eleven different public housing properties in FY 2022. The variety of need is portrayed through the different repairs and projects based on the different needs of each aging asset and the estimated cost at these properties.

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

Audubon requires the parking lot sealcoating and striping along with replacing dumpster enclosures, interior replacement where needed for water heaters, baseboard heaters, refrigerators and kitchen flooring for an estimated cost of \$82,150.

Penderbrook will replace flooring and appliances where needed at an estimate of \$35,000.

Ragan Oaks will upgrade the common area cooling system and replace flooring and countertops in aging units with a total estimate of \$14,530.

Colchester Towne will replace HVAC units at an estimated cost of \$24,000.

Greenwood will seal coat and stripe the asphalt parking lot, replace all the asphalt roof shingles where needed along with HVAC replacements for a total estimate of \$365,500.

Kingsley Park will seal coat and stripe the asphalt parking lot and replace bathroom flooring in units for an estimate of \$56,000.

Rosedale will make repairs to exterior walls of the buildings where needed along with exterior guardrails, replace interior flooring where needed and seal coat and stripe the parking lot for a total estimate of \$20,925.

Old Mill Gardens will replace interior unit cabinets and countertops on turnover and as needed for an estimate of \$252,000.

Westford will replace appliances and flooring as needed for an estimate of \$5,200.

Tavener Lane will replace the unit gas water heaters at an estimated cost of \$7,200.

Waters Edge will replace the unit sliding doors along with the entry doors for an estimate of \$11,500.

The total planned capital funding expenditures for FY 2022 on FCRP-PBV units is \$725,005.

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

The FCRHA coordinates a Resident Advisory Council (RAC), consisting of RAD-PBV and HCV participants. The RAC meets approximately 4 to 5 times per year to provide advice to the FCRHA concerning the management of the RAD-PBV and HCV programs.

As a part of the THRIVE initiative, the Fairfax County Homeownership and Relocation Division (HRD) conducts intake and counseling for RAD funded residents who have homeownership as a goal. On March 7, 2019, the FCRHA amended homeownership preference points policy to provide one point for each year of uninterrupted, unduplicated time in any FCRHA rental program, including but not limited to, Housing Choice Voucher, RAD or any FCRHA self-sufficiency program, as an equivalency for families on the First-Time Homebuyers Program eligibility list, with a maximum of three points. This helps residents in these programs have an equal opportunity to purchase a home through the FCRHA Affordable Dwelling Unit (ADU) Program. Residents moving from the above FCRHA programs to homeownership will get the best long term “deal” if they are able to purchase a unit provided through the FTHB Program.

In FY 2021, the FCRHA will be implementing a down-payment assistance program for very low-income families purchasing FTHB units. It is anticipated that up to 50 families will be served through this program in the two fiscal years following FCRHA approval of the program. Participants are required to set and achieve goals towards economic self-sufficiency, including completing financial literacy courses, budgeting, establishing savings, paying down debts and increasing credit scores. Completing these steps, along with the benefits of accessing escrow upon program completion, place graduates in a unique position to pursue homeownership opportunities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

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

Introduction

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

The new Communitywide Strategic Plan was presented to the Board of Supervisors by the County Executive in early 2020 and, although adoption of the plan was deferred due to the COVID-19 pandemic, it is expected to be finalized in the near future. The plan identifies nine priority areas, including Housing and Neighborhood Livability. The desired outcome is that Fairfax County is a place where all people live in communities that foster safe, enjoyable, and affordable living expenses. Part of the Housing and Neighborhood Livability priority area includes strategies to strive to end homelessness, specifically:

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

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

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

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

The Fairfax County Continuum of Care (CoC) established a coordinated system, which establishes standards for eligibility and prioritized access to homeless assistance programs, procedures for referrals, and common assessment tools. The system ensures that families and individuals who are experiencing, or at-risk of, homelessness can access the most appropriate assistance in a manner that is fair and efficient.

Most people seeking assistance contact a centralized, telephone-operated information and referral hotline operated by the Fairfax County Department of Neighborhood and Community Services' Coordinated Services Planning office before being referred to emergency shelters or homelessness prevention and rapid rehousing assistance providers. Homeless outreach services, staffed by local nonprofit case managers as well as nurses from the Health Department and mental health workers from the Community Services Board, work to engage unsheltered individuals. All homeless families and individuals are assessed in a way that is consistent across programs with many standardized questions and tools, such as the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI- SPDAT). The answers from the assessments provide valuable information to homeless assistance providers and the system in making decisions as to where families and individuals should be referred for assistance and who will be prioritized for the most resource-intensive programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

With funding from a 2016 bond, three shelters are slated to be renovated or replaced in the coming years: the Patrick Henry Family Shelter, the Eleanor U. Kennedy Shelter, and the Embury Rucker Community Shelter. The older buildings lack accessibility and have serious deficiencies with their major mechanical systems. The buildings also lack sufficient space to provide the wide array of services on-site for guests of the shelters or unsheltered individuals that visit during the day to get food, showers, laundry, and other basic needs. Improvements through their redevelopment will ensure that the emergency shelters are safe respite for people experiencing housing crises and support guests' return to stability.

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

In support of the strategies established in the 2008 Blueprint and 2020 Countywide Strategic Plan, Fairfax County will continue to increase the number of permanent supportive housing units through the renovation or replacement of its emergency shelters. Like Mondloch Place and the Baileys Shelter and Supportive Housing facilities in prior years, redevelopment creates the opportunity to incorporate new permanent supportive housing units as part of the new design and construction.

Rapid rehousing, which local data shows is effective in ending homelessness for most people, will continue to be an important part of the continuum of homeless assistance. Rapid rehousing is effective in reducing the average length of homelessness and increasing the percentage of people exiting shelters to permanent housing. Efforts will continue to improve the local programs by using data to better target the assistance to the families and individuals who need it most; training service providers on best practices; increasing landlord outreach and engagement; and standardizing effective and efficient operations.

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

employment, education, or youth needs

Homelessness prevention remains a priority for Fairfax County. Resources are committed to homelessness prevention and shelter diversion assistance in the form of direct financial and rental assistance, as well as community case management and housing location. Local data from the Homeless Management Information System will be used to improve targeting of limited homelessness prevention resources to assist those households who are most likely to become homeless. Increased training for service providers and newly developed procedures on shelter diversion will ensure that families and individuals who are at imminent risk of homelessness can be effectively served.

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

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

For Fiscal Year 2021, the Fairfax County Board of Supervisors adopted the following affordable housing goals as part of the Housing Blueprint:

Goal 1: Address the challenge of homelessness

Goal 2: To provide affordable housing options to special needs population

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

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

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

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

- Develop a minimum of 5,000 new units of housing affordable at 60% AMI and below within 15 years
- Provide bonus densities in exchange for affordable housing via the Affordable Dwelling Unit and Workforce Dwelling Unit programs
- Increase community understanding and desire to ensure sufficient housing affordability for all throughout the county

- Residential rezoning should not be approved above the low end of the Comprehensive Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the Housing Trust Fund is provided
- Capitalize the Housing Trust Fund and the Tysons Housing Trust Fund so that they can be used as a mechanism to fund the development of affordable housing throughout the County and specifically in the Tysons area
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations
- Give priority for the use of County and other government-owned buildings and land as sites for the provision of affordable housing
- Promote and facilitate innovative site design and construction techniques, as well as encourage the use of manufactured housing and manufactured housing components, when aimed at providing affordable housing
- Support the efforts of the Fairfax County Redevelopment and Housing Authority in producing a portion of these affordable housing units through the use of county resources and the approval of suitable housing sites

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

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

- Locate housing resources for special populations in all parts of the county as a way of improving accessibility to employment opportunities, county services, as well as cultural and recreational amenities
- Facilitate the development of single room occupancy residences and other types of permanent housing for persons and families experiencing homelessness, as well as others in need of these housing options
- Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens
- Promote housing for seniors and people with disabilities that is conveniently located to public transportation, community services and amenities
- Encourage the creation of accessible housing units or units that can be easily modified for use by persons with disabilities
- Participation in Virginia Housing's Virginia Housing Registry, which serves as an information clearinghouse for landlords with accessible housing, and persons searching for accessible housing (see accessibility)

- Redesign of Domestic Violence service system making sheltering services community-based

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

Predicted job growth through 2032 will continue to increase competition for the supply of housing in Fairfax County. The goal is to develop a minimum of 5,000 new units in 15 years to address this predicted growth by identifying opportunities for increased housing development despite a decreasing supply of developable land (i.e. vacant land suitable for development), as the County has become more and more built out.

As Fairfax County becomes increasingly built-out, the county is promoting an increased supply of housing through redevelopment and repurposing. Opportunities to increase mixed-income, transit-oriented residential development and mixed-use commercial redevelopment is a strategy that the County is using to generate a significant number of housing units.

Actions planned to foster and maintain affordable housing

The County is committed to encouraging the provision of affordable housing in all parts of the county. Policies implementing this objective include:

- Expand housing opportunities in or near mixed-use Centers as a way of providing the opportunity for persons employed in the County to live near their jobs
- Promote the development of multifamily housing in both mixed-use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and expand lower cost housing options (the county has adopted Locational Guidelines for Multifamily Residential Development as part of the Countywide Land Use)
- Promote affordable housing opportunities throughout the county, particularly in areas where existing supply is low
- Encourage the creation of affordable housing for persons with special needs via the Independent Living provisions in the Zoning Ordinance and the use of specific voucher programs available for individuals with special needs

Fairfax County strives to conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older

neighborhoods. Policies implementing this objective include:

- Ensure no net loss of affordable housing through market affordable and committed affordable units
- Provide assistance to seniors and homeowners with disabilities that have low and moderate income to stay in their homes, via the Home Repair for the Elderly Program
- Encourage redevelopment through tax abatement (details on the tax-abatement revitalization program are provided later)
- Improve and maintain existing housing and neighborhood quality by upgrading substandard housing and improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods
- Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight
- Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs, in communities where needed, with as little displacement as possible; and incorporating affordable housing units as part of all major housing rehabilitation efforts
- Retain existing below market rental housing through acquisition, rehabilitation assistance and other subsidies
- Facilitate the retention of existing mobile home and manufactured housing communities which are identified in the Area Plans as appropriate for mobile home and manufactured housing use (the county has adopted Guidelines for Mobile Home Retention as part of the Countywide Land Use)

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

While Fairfax County has one of the highest median household incomes in the nation (estimated \$122,227 in 2018), there were an estimated 67,258 persons living below the poverty level in 2018 (based on data from the American Community Survey (ACS)). Although the percent of the population below poverty in Fairfax County (5.9 percent) is among the lowest of Virginia jurisdictions, the number of persons below poverty in Fairfax County is larger than any other jurisdiction in Virginia. Providing sufficient housing affordability to all income levels is key to reducing the number of housings at or below poverty in the County. Therefore, for the creation of a minimum of 5,000 units of affordable housing in 15 years and not net loss of affordability are key components to reducing poverty in the County.

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 following are goals established by CAAB:

- Identify review and develop policies as they relate to low-income residents.
- Support, when possible, increases in programs and services providing the greatest supports to low-income families and individuals and, when necessary, actions that minimize reductions to such programs.
- Maximize opportunities to provide input based on identified priority areas.
- Oversee the disposition of Community Service Block Grant funds, to include:-
Researching and assessing community needs- Obtaining public input from facilitating public hearings for low- income families and individuals- Allocating funds- Approving programs and contracts with community organizations serving low-income persons, Educate the Board of Supervisors and other county officials, other agencies and civic groups, the low-income community and citizens of Fairfax County in support of the CAAB mission

Community Action Programs (CAPs) are public-private partnerships, locally managed and controlled by volunteer boards of directors, for the purpose of reducing poverty and promoting self-sufficiency of the poor.

Specific programs administered by Fairfax County that help reduce the number of poverty-level families include Housing Choice Voucher, Transitional Housing, Permanent Supportive housing, and Family Unification Program. The FCRHA's PROGRESS (Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency) Center undertakes family self-sufficiency initiatives and links the FCRHA's residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services and participate in economic

self-sufficiency programs.

The Fairfax County Department of Housing and Community Development 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. Bridging Affordability is intended to be a gateway to the county's Housing Continuum as part of the FCRHA'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.

Actions planned to develop institutional structure

Gaps and Strengths related to the institutional structure were identified in SP-40 of the Consolidated Plan portion of this document. The county plans the following actions to address some of the gaps and weaknesses:

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

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

Strategy #2: *Expand the Housing Locator program to serve non-homeless individuals with disabilities in precarious housing situations.*

Persons with low income and disabilities living in precarious housing situations who are not homeless need assistance to find other affordable alternatives that meet their specific needs. The county's Housing Locator Network currently prioritizes work with homeless populations, and this work generally keeps the program operating at capacity. Adding staff resources to serve non-homeless persons with disabilities living in unsafe, overcrowded or unaffordable housing would reduce the odds that these individuals become homeless.

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

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

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

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

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

Vision

- A community that cares about its children, the elderly, persons with physical or mental disabilities, and those less able to meet their basic needs;
- A community that values creative endeavors, arts and diversity which creates a strong, diverse and vibrant community that cares about the strengths and needs of its residents, where all can live to the best of their abilities in thriving, supportive neighborhoods;

- A community that adequately supports its human services system to ensure optimal service delivery;
- A community that actively participates in the planning, needs assessment, priority setting and decision-making processes to allocate community resources to meet the needs of its citizens; and
- A community that addresses these needs by building dynamic, flexible partnerships among the public, private, and non-profit sectors, and community volunteers.

Mission Statement

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

A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. For CDBG, Fairfax County uses a three-year average to ensure compliance with the low moderate-income benefit. The three years to which this FY 2022 One-Year Action Plan is applicable are: 2020, 2021 and 2022.

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

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$380,137
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	
3. The amount of surplus funds from urban renewal settlements	
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	
5. The amount of income from float-funded activities	
Total Program Income	\$380,137

Other CDBG Requirements

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

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

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

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

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

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

The county has no plan to utilize HOME funding in FY 2021 for FCRHA direct homebuyer assistance activities under 92.254.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired

with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The county has no plan to utilize HOME funding in FY 2021 for FCRHA direct homebuyer assistance activities under 92.254.

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

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

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

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

The Fairfax County Continuum of Care (CoC) established a set of policies and procedures for the provision of financial and rental assistance that is funded by the federal Emergency Solutions Grant (ESG), as well as other homeless assistance programs. These written standards were developed in collaboration for public and private partners from the CoC and are designed to be in compliance with the authorizing laws, regulations and Federal Register Notices for the ESG program. A copy of the written standards are attached.

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

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

Most people seeking assistance contact a centralized, telephone-operated information and referral hotline operated by the Fairfax County Department of Neighborhood and Community Services’ Coordinated Services Planning office before being referred to emergency shelters or homelessness prevention and rapid rehousing assistance providers. Homeless outreach services, staffed by local nonprofit case managers as well as nurses from the Health

Department and mental health workers from the Community Services Board, work to engage unsheltered individuals. All homeless families and individuals are assessed in a way that is consistent across programs with many standardized questions and tools, such as the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI- SPDAT). The answers from the assessments provide valuable information to homeless assistance providers and the system in making decisions as to where families and individuals should be referred for assistance and who will be prioritized for the most resource-intensive programs.

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

Emergency Solutions Grant sub-awards are established to support Fairfax County contracts for emergency shelter, homelessness prevention, and rapid rehousing assistance that were established through formal Fairfax County procurement processes. The allocations of ESG resources among the eligible program components is established by the CoC Collaborative Applicant in local government, Department of Housing and Community Development's Office to Prevent and End Homelessness, in planning with the CoC membership and contracting nonprofit organizations.

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

The Fairfax County Continuum of Care (CoC) includes formerly homeless individuals as a member of the CoC Board as required by the federal regulations. A Consumer Advisory Council also exists to review important policies and procedures with staff from the Office to Prevent and End Homelessness and provide valuable feedback based on the perspective of individuals who were formerly homeless.

5. Describe performance standards for evaluating ESG.

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

order to increase the effectiveness and efficiency of homeless assistance programs the goal is to increase the number of people assisted each year, reduce the length of time that services are provided, increase the number of people exiting programs to permanent housing destinations, and reduce the number of people that return to homelessness each year.

COVID-19 Appendix

As the County completed this consolidated plan, residents, staff and participants grappled with the consequences of the COVID-19 pandemic. To respond to the pandemic, funding priorities changed, service delivery was adjusted and day-to-day staff routines changed. This appendix documents some of the changes for staff and participants as this plan was being completed, though the pandemic and the County's response to it is ongoing.

Throughout the year leading up to this consolidated plan, the Fairfax County Department of Housing and Community Development (HCD) yielded extraordinary results when it came to finding new and creative ways to achieve its mission in spite of social distancing, altered business practices, increased demand, limited resources, and all of the other damaging impacts dealt by COVID-19. For example:

- We partnered with the Health Department in a rapid response effort to ensure the public health at all our properties – including implementing new operational procedures and engagement strategies to ensure that our residents' needs were met.
- During the first two months of the pandemic, we processed more than 750 interim reexaminations for income and job loss due to COVID-19 which provided Housing Choice Voucher participants with a reduction in their portion of rent.
- We have provided life-saving shelter assistance for more than 760 individuals experiencing homelessness and we are in the process of redesigning a Hypothermia Prevention Program to ensure accommodations for unsheltered individuals through the upcoming winter.
- After a 3-month suspension of our in-person response for routine maintenance calls, we were able to complete the entire backlog of 1,044 maintenance orders in just over two months – even while handling the ongoing routine and emergency calls coming in.
- We have successfully implemented millions of dollars in CARES Act funding to assist residents and housing providers affected by the COVID-19 pandemic.
- Development is moving full speed ahead with more than 2,100 units of new or preserved affordable housing under construction or in various phases of design and development.
- We are continuing to implement innovative financing packages to continue our investment in affordable housing with more than \$24.1 million in available funding through a Request for Proposals – with a blend of state, Blueprint and Tysons Trust Fund dollars.
- Work is underway on key policy initiatives – one to enhance the delivery of units to lower income households through the Workforce Dwelling Unit Policy; and another to address the preservation of the county's existing stock of affordable housing.
- We have revolutionized the way we use technology to accomplish our mission with initiatives such as our Remote Video Inspections program, holding virtual meetings; and adapting to a new office dynamic with telework, flexed schedules and more.
- And our Financial Management Division made adjustments in the way we conduct our financial reporting, auditing, processing and procurement to keep a smooth workflow for HCD throughout the pandemic.

These are just a few examples of how HCD continued to provide critical services to residents in need of affordable housing; through one of the most challenging crises of our lifetimes. One of the most important resources provided to the County during this time was federal CARES Act funds. These funds supported the response to COVID-19 related consequences and the County applied these funds in the context of other available funds that could support the County's response. As such, the challenges addressed using CARES Act funds were determined with attention to allowable uses for both CARES Act funds and other funds that could address the variety of COVID-19-related challenges. For example, some CARES Act funding has been directed to provide emergency food rather than rental assistance because CDBG funding can be used for rental assistance. Using COVID-19 resources, the County has provided mortgage assistance for the first time.

At HCD and throughout the Fairfax County workforce, the pandemic experience has amplified the importance and benefits of technologies that allow for more flexibility in where and how tasks are completed and services are provided. Staff and participants have access to technology that they did not have previously and positive outcomes have been observed. The ongoing pandemic has also increased the need for services. The consequences of the pandemic have exacerbated some ongoing systemic problems. For example, staff anticipate a much higher rate of people experiencing poverty since there has been a 200-300% increase in the number of people requesting services and assistance of some departments. Emergency Rental Assistance requests have more than doubled and the County has been monitoring the Census Pulse Survey to help grasp the new needs arising from the pandemic and its consequences. After the Great Recession, the County faced a new normal with a little bit higher rate of poverty. It was already expensive to live in Fairfax county before pandemic, now many opportunities for work have gone and staff must begin considering what "normal" will be like after the pandemic.

The pandemic has demonstrated the importance of interdepartmental and interagency cooperation. For example, the Office to Prevent and End Homelessness (OPEH) bridges gaps between housing and human services as a part of convening services and resources needed to stabilize individuals and families who have experienced homelessness. In rapid response to the spread of the COVID-19 virus, OPEH opened up more housing, more than 500 additional housing rooms, to quarantine and reduce congregate housing for people experiencing homelessness. OPEH coordinated staff from departments across the county including emergency management, public safety, and health department to respond to the new COVID-related needs of people experiencing homelessness. This coordination happens regularly as a part of street outreach efforts, which include not only non-profits that work on behalf of OPEH, but also nurses and others that go along to support people and bring healthcare to those living on the street. Neighborhood and Community Services operate the "front door" to Human Services more directly, and OPEH works with them to identify resources and services they need and to adjust. In response to the pandemic consequences, Neighborhood and Community Services is working on eviction prevention and landlord outreach. OPEH is supporting those efforts.

The experience in the COVID-19 pandemic will inform the future of many services from education and training delivery to the design of future facilities and programs. Many swift transitions to electronic systems will be refined and efficiencies retained. Transitioning from congregate shelters will continue with heightened awareness of health risks associated with congregate shelters. Other changes may have temporary elements, like the need to replace churches with county buildings for the Hypothermia Prevention Program during the pandemic.

The County's response to this global pandemic has been an unparalleled achievement. In so many ways this year, County staff has had to reinvent themselves, as well as Fairfax County processes, procedures, and policies. At every turn County staff was there to meet the challenges head-on and overcame challenges none of us could even have dreamed up just one year ago. Although COVID-19 is not over as of the writing of this consolidated plan, Fairfax County has, and will continue maintain its commitment to provide services to its residents as we move out of this difficult time.

Housing Affordability Gap Analysis Appendix

VCHR estimated the housing affordability gap, the difference between the number of affordable units needed and the number of available affordable units, for Fairfax County. VCHR estimated the housing affordability gap for each tenure category: renters and owners. VCHR assumes that all cost burdened households need more affordable housing. If no one is living in a housing unit it is considered as a vacant unit. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. It is not clear that all vacant units will be occupied in the future. Housing that is not suitable may be vacant for an extended period., Units that are vacant for rent or vacant for sale at each of the HUD affordability levels are considered to be available to the households in the corresponding income range and tenure category in this analysis. Nonetheless, the suitability of a vacant units cannot be identified and the number of vacant units is very small, so vacant units may not meet the needs of households that need them. . HUD assigns units to income ranges based on the size of the unit, the unit's value or rent, and what level of income would be required for a household of corresponding size to affordably rent or own the unit (see Table 1). Using these assumptions, the housing affordability gap is the difference between the number of households in need of affordable housing in each income range and the number of vacant units available and affordable to each household within that income range. However, the affordability gap can vary depending on which assumption is applied. We calculate housing affordability gap for rental units in three ways (see Tables 5 to 8) and for owned/for-sale units in four ways (see Tables 12 to 16). In addition, VCHR divided the total housing stock into four categories: 1) vacant units, 2) units occupied by households within the income range for which HUD has categorized the unit as affordable, 3) units occupied by households with incomes *greater than* the income range for which HUD has categorized the unit as affordable, and 4) households with incomes *less than* the income range for which HUD has categorized the unit as affordable, in order to more fully understand the reasons for the affordable housing gap (Tables 3 and 10).

Table 1: HUD categories for unit affordability and corresponding income range

Unit Affordability Criteria	Corresponding Income Range
Affordable at 30% of HAMFI	Occupied by a household with income at or below 30% of HAMFI (<= 30% HAMFI)
Affordable at 50% of HAMFI	Occupied by a household with income above 30% HAMFI and at or below 50% HAMFI (30%-50% HAMFI)
Affordable at 80% of HAMFI	Occupied by a household with income above 50% HAMFI and at or below 80% HAMFI
Affordable at 100% of HAMFI	Occupied by a household with income above 80% HAMFI and at or below 100% HAMFI
Not affordable to households making 100% of HAMFI or less	Occupied by a household with income above 100% HAMFI

Table 2: HUD income limits for Fairfax County

Household Size	Extremely Low Income (\$)		Very Low Income (\$)		Low Income (\$)		Median Income (\$)	
	2016	2020	2016	2020	2016	2020	2016	2020
1	22,850	26,500	38,050	44,100	49,150	55,750	76,000	88,200
2	26,100	30,250	43,450	50,400	56,150	63,700	86,900	100,800
3	29,350	34,050	48,900	56,700	63,150	71,650	97,750	113,400
4	32,600	37,800	54,300	63,000	70,150	79,600	108,600	126,000
5	35,250	40,850	58,650	68,050	75,800	86,000	117,300	136,100
6	37,850	43,850	63,000	73,100	81,400	92,350	126,000	146,200

Data Source: HUD Income Limits Documentation System

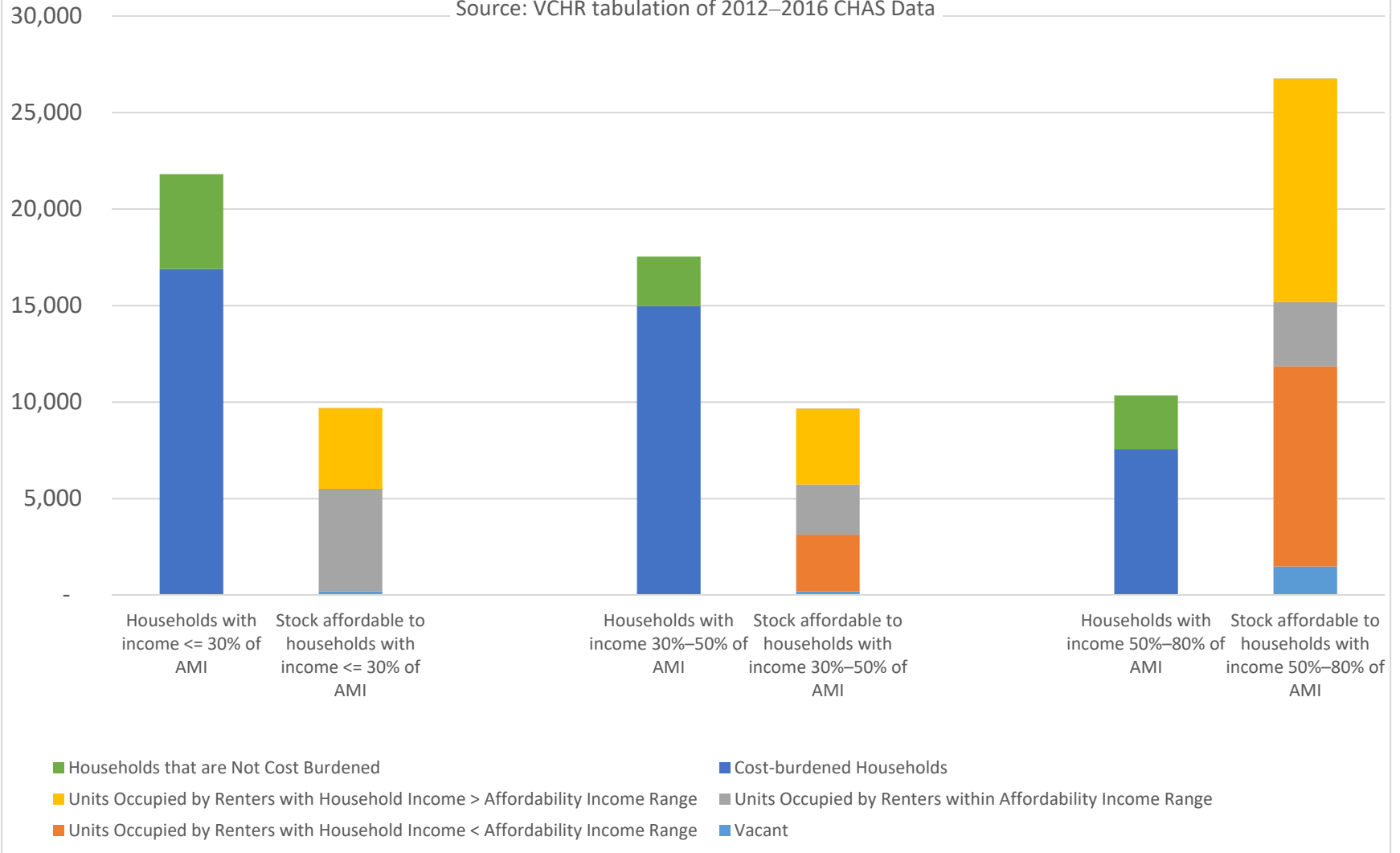
Table 3: Affordable rental housing by occupant income

Income Range	Total Stock	Vacant Units	% Units Vacant	Units Occupied by Renters within Household Income Range	% Units Occupied by Renters within Household Income Range	Units Occupied by Renters with Household Income < Household Income Range	% Units Occupied by Renters with Household Income < Household Income Range	Units Occupied by Renters with Household Income > Household Income Range	% Units Occupied by Renters with Household Income > Household Income Range
<= 30% HAMFI	9,690	200	2%	5,315	55%	0	0%	4,175	43%
30%-50% HAMFI	9,660	195	2%	2,600	27%	2,940	30%	3,925	41%
50%-80% HAMFI	26,760	1,485	6%	3,320	12%	10,375	39%	11,580	43%
>80% HAMFI	84,565	2,670	3%	60,680	72%	21,215	25%	0	0%

Data Source: 2012-2016 CHAS

Figure X: Fairfax County, VA
Rented/For-rent Housing Gap

Source: VCHR tabulation of 2012–2016 CHAS Data



Of the 130,675 rental units in Fairfax County, about 65 percent of units are affordable only to households with 80 percent and more of HAMFI. About 43 percent of rental stocks that are affordable to extremely low, very low and low income households are occupied by households with higher income which is evidence of many Fairfax County renters preference to pay less than 30 percent of their household income for housing.

Table 4: Rental housing stock and cost burdened renters

Income Range	Total Renting Households	Total Rental Stock	Surplus	Cost Burdened Renters	% of Households that are Cost Burdened
<= 30% HAMFI	21,805	9,690	(12,115)	16,895	77%
30%-50% HAMFI	17,535	9,660	(7,875)	14,970	85%
50%-80% HAMFI	10,350	26,760	16,410	7,550	73%
>=80% HAMFI	78,315	84,565	6,250	12,900	16%

Data Source: 2012-2016 CHAS

For extremely low and very low-income households, affordable rental stock is absolutely scarce. The affordable rental stock is 12,115 less than the number of households with extremely low income and 7,875 less than the number of households with very low income, therefore many of them inevitably become cost-burdened renters. 77% of extremely low-income renters and 85% of very low-income renters are cost-burdened.

Since the market does not impose occupancy standards that restrict the affordable supply of units to the renters who need them, in a tight market such as Fairfax County the gross deficit of affordable units balloons due to a mismatch of affordable units and renters. Rental units with site-based assistance can impose occupancy standards, but the supply of assisted units for renters below 30 percent HAMFI has been stagnant or dwindling and market pressures have been creating an even greater scarcity of affordable units. If new dedicated affordable housing units are provided for cost-burdened households making 30 percent of HAMFI or less, units affordable to households making between 30 percent and 50 percent of HAMFI would become available. However, households with higher incomes may successful compete to occupy these units.

VCHR estimated the rental housing affordability gap, the difference between the number of affordable units needed and the number of available affordable units, for Fairfax County. However, the affordability gap can vary depending on which assumption is applied. We calculate housing affordability gap for rental units in three ways.

First, the housing affordability gap can be defined as the difference between total renting households and total rental stock by income level. The gross deficit for extremely low-income households is 12,115 units, and the gross deficit for very low-income households is 7,875 units.

Table 5: Rental housing affordability gap – Scenario 1

Income Range	Total Renting Households	Total Rental Stock	Gross Deficit
<= 30% HAMFI	21,805	9,690	12,115
30%-50% HAMFI	17,535	9,660	7,875
50%-80% HAMFI	10,350	26,760	(16,410)
>=80% HAMFI	78,315	84,565	(6,250)

Data Source: 2012-2016 CHAS

The second calculation (table 7) assumes that households already occupying units in a range lower than household income retain their existing occupancy. The first definition of housing affordability gap above unrealistic because it assumes that all income level households occupy units in their income range. When households living in affordable units are assumed to retain occupancy, the number of households who are not affordable (a)-(b) is calculated. Housing units currently occupied by the lower income level will not be retained, so they are added to the vacant units and counted as available rental stock (c) +(d). Under this scenario, the gross deficit for extremely low-income households is 16,290 units, and the gross deficit for very low income households is 10,370 units. Since the affordable housing to be supplied is not only occupied by a specific income level, this cannot be guaranteed to be an accurate figure, but it is the number of realistic minimum supply that must be added to offer affordable housing to all residents.

Table 6: Rental housing stock by income level of occupied households

Renter Occupied Stock	less than or equal to RHUD30	greater than RHUD30 but less than or equal to RHUD50	greater than RHUD50 but less than or equal to RHUD80	greater than RHUD80
less than or equal to 30% of HAMFI	5,315	2,940	5,175	7,735
greater than 30% but less than or equal to 50% of HAMFI	1,430	2,600	5,200	7,895
greater than 50% but less than or equal to 80% of HAMFI	525	830	3,320	5,585
greater than 80% but less than or equal to 100% of HAMFI	520	875	3,685	8,980
greater than 100% of HAMFI	1,700	2,220	7,895	51,700
Vacant	200	195	1,485	2,670
Total Available Stock	9,690	9,660	26,760	84,565

Data Source: 2012-2016 CHAS

Table 7: Rental housing affordability gap – Scenario 2

Income Range	Total Renting Households (a)	Total Renters Living in Affordable Stock (b)	Households Without an Affordable Unit (a)-(b)	Occupied by Lower Income Level (c)	Vacant (d)	Available Rental Stock (c)+(d)	Gross Deficit (a)-(b)-(c)-(d)
<= 30% HAMFI	21,805	5,315	16,490	0	200	200	16,290
30%-50% HAMFI	17,535	4,030	13,505	2,940	195	3,135	10,370
50%-80% HAMFI	10,350	4,675	5,675	10,375	1,485	11,860	(6,185)
>=80% HAMFI	78,315	77,575	740	21,215	2,670	23,885	(23,145)

Data Source: 2012-2016 CHAS

Finally, housing affordability can be defined as the number of cost burdened renters and vacant stock, regardless of rental stock (table 8). The gross deficit for extremely low-income households is 16,695 units, and the gross deficit for very low income households is 14,775 units.

Table 8: Rental housing affordability gap – Scenario 3

Income Range	Cost Burdened Renters (a)	Vacant (b)	Gross Deficit (a)-(b)
<= 30% HAMFI	16,895	200	16,695
30%-50% HAMFI	14,970	195	14,775
50%-80% HAMFI	7,550	1,485	6,065
>=80% HAMFI	12,900	2,670	10,230

Data Source: 2012-2016 CHAS

Table 9: Rental housing affordability gap

Income Range	Total Renting Households	Rental Housing Affordability Gap		
		Scenario 1	Scenario 2	Scenario 3
<= 30% HAMFI	21,805	12,115	16,290	16,695
30%-50% HAMFI	17,535	7,875	10,370	14,775
50%-80% HAMFI	10,350	(16,410)	(6,185)	6,065
>=80% HAMFI	78,315	(6,250)	(23,145)	10,230

Data Source: 2012-2016 CHAS

Figure X: Fairfax County, VA

Owned/For-sale Housing Gap

Source: VCHR tabulation of 2012–2016 CHAS Data

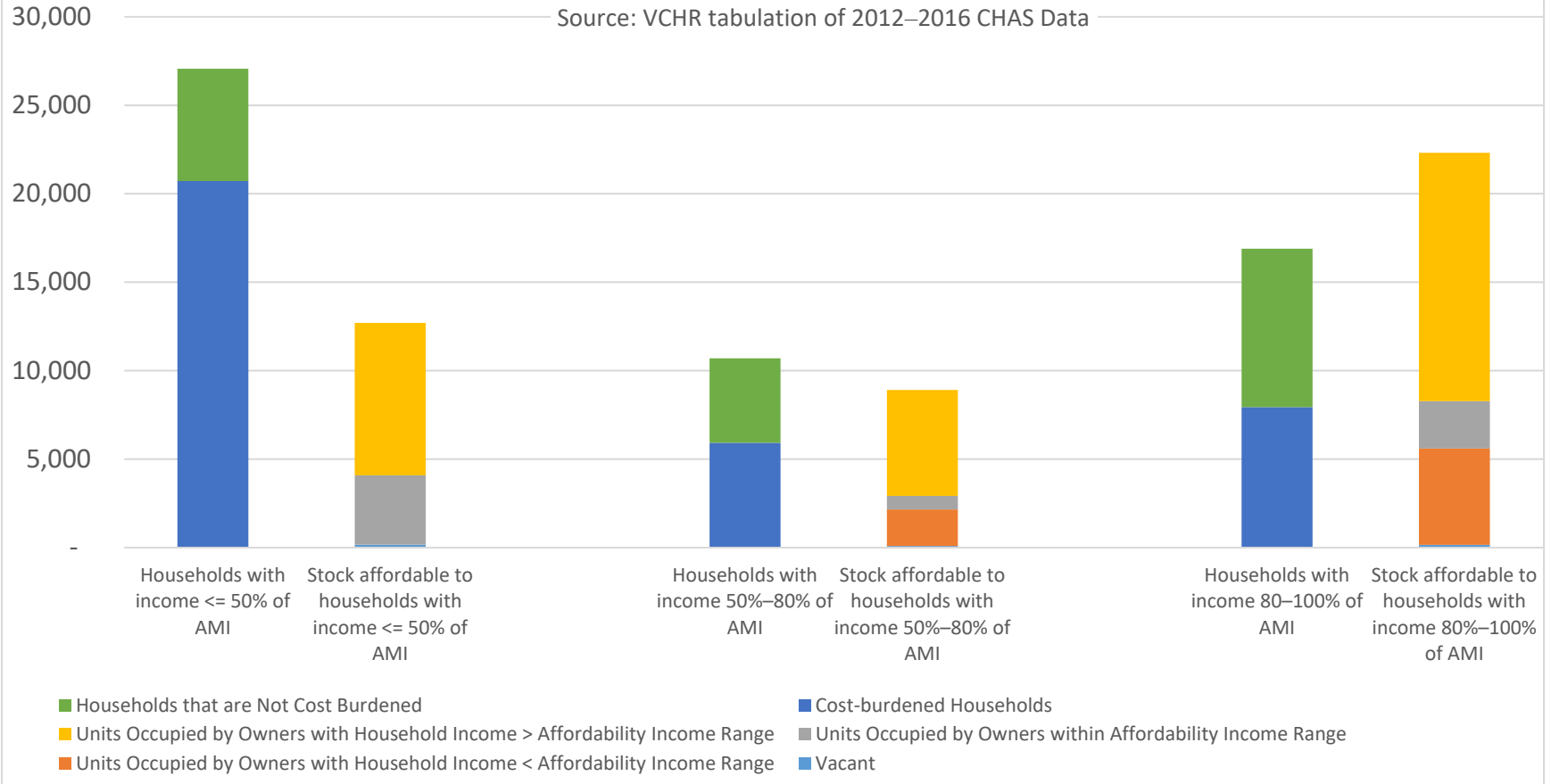


Table 10: Affordable owned/for-sale housing by occupant income

Income Range	Total Stock	Vacant Units	% Units Vacant	Units Occupied by Owners within Household Income Range	% Units Occupied by Owners within Household Income Range	Units Occupied by Owners with Household Income < Household Income Range	% Units Occupied by Owners with Household Income < Household Income Range	Units Occupied by Owners with Household Income > Household Income Range	% Units Occupied by Owners with Household Income > Household Income Range
<= 50% HAMFI	12,695	155	1%	3,925	31%	0	0%	8,615	68%
50%-80% HAMFI	8,905	85	1%	765	9%	2,065	23%	5,990	67%
80%-100% HAMFI	22,310	150	1%	2,675	12%	5,445	24%	14,040	63%
>100% HAMFI	223,055	1,840	1%	185,775	83%	35,440	16%	0	0%

Data Source: 2012-2016 CHAS

Of the 266,965 owned/for-sale stocks in Fairfax County, about 84 percent of units are affordable only to households with 100 percent and more of HAMFI. About 65 percent of owned/for-sale stocks that are affordable to extremely low, very low and low-income households are occupied by households with higher income. This situation indicates that homebuyers in lower income ranges experience intense competition for affordable homes from households with incomes in higher ranges. The fact that there is very little owned or for-sale housing stock affordable to very low, low and moderate income households further intensifies this competition (see Table 11).

Table 11: Owned/for-sale housing stock affordability compared to household income

Income Range	Total Owner Households	Total Owned or For-Sale Units	Surplus	Cost Burdened Owners	% of Households that are Cost Burdened
<= 50% HAMFI	27,060	12,695	(14,365)	20,710	77%
50%-80% HAMFI	10,690	8,905	(1,785)	5,915	55%
80%-100% HAMFI	16,890	22,310	5,420	7,930	47%
>=100% HAMFI	210,710	223,055	12,345	21,850	10%

Data Source: 2012-2016 CHAS

For very low and low income level households, affordable owned/for-sale stock is absolutely scarce. The affordable owned/for-sale stock is 14,365 less than the number of households with very low income and 1,785 less than the number of households with low income. Most low-income owners have become cost-burdened. 77% of very low-income households and 55% of low-income households are cost-burdened owners.

VCHR estimated the owned/for-sale housing affordability gap, the difference between the number of affordable units needed and the number of available affordable units, for Fairfax County. However, the affordability gap can vary depending which assumption is applied. We calculate housing affordability gap for owned/for-sale units in four ways. The three calculation methods are the same as the method of rental affordability gap, and one method added.

First, the housing affordability gap can be defined as the difference between total owning households and total owned/for-sale stock by income level. The gross deficit for very low-income households is 14,365 units, and the gross deficit for low income households is 1,785 units.

Table 12: Owned/for-sale housing affordability gap – Scenario 1

Income Range	Total owning Households	Total Owned/for-Sale Stock	Gross Deficit
<= 50% HAMFI	27,060	12,695	14,365
50%-80% HAMFI	10,690	8,905	1,785
80%-100% HAMFI	16,890	22,310	(5,420)
>=100% HAMFI	210,710	223,055	(12,345)

Data Source: 2012-2016 CHAS

The second calculation assumes that households already occupying units in a range lower than household income retain their existing occupancy. Under this scenario, the gross deficit for very low income households is 22,980 units, and the gross deficit for low income households is 6,410 units. Since the affordable housing to be supplied is not only occupied by a specific income level, this cannot be guaranteed to be an accurate figure, but it is the realistic minimum number of units that must be supplied to achieve the affordable housing.

Table 13: Owned/for-sale housing stock by income level of occupied households

Owner Occupied Stock	less than or equal to VHUD50	greater than VHUD50 but less than or equal to VHUD80	greater than VHUD80 but less than or equal to VHUD100	greater than VHUD100
less than or equal to 30% of HAMFI	1,895	1,080	1,945	7,880
greater than 30% but less than or equal to 50% of HAMFI	2,030	985	1,805	9,305
greater than 50% but less than or equal to 80% of HAMFI	1,365	765	1,695	6,850
greater than 80% but less than or equal to 100% of HAMFI	1,450	1,285	2,675	11,405
greater than 100% of HAMFI	5,800	4,705	14,040	185,775
vacant	155	85	150	1,840
Total Available Stock	12,695	8,905	22,310	223,055

Data Source: 2012-2016 CHAS

Table 14: Owned/for-sale affordability gap – Scenario 2

Income Range	Total Owning Households (a)	Total Owners Living in Affordable Stock (b)	Households Who Are Not Affordable (a)-(b)	Occupied by Lower Income Level (c)	Vacant (d)	Available Owned/for-sale Stock (c)+(d)	Gross Deficit (a)-(b)-(c)-(d)
<= 50% HAMFI	27,060	3,925	23,135	0	155	155	22,980
50%-80% HAMFI	10,690	2,130	8,560	2,065	85	2,150	6,410
80%-100% HAMFI	16,890	5,410	11,480	5,445	150	5,595	5,885
>=100% HAMFI	210,710	210,320	390	35,440	1,840	37,280	(36,890)

Data Source: 2012-2016 CHAS

The third calculation is similar to the second one, but owners without mortgage are excluded from demand. There are two types of owner, owner with and without mortgage. Since owners without mortgage are already considered to be households that have accumulated assets and are not the target population of the housing policy, we excluded them from the calculation of the housing affordability gap. Under this scenario, the gross deficit for very low-income households is 14,575 units, and the gross deficit for low income households is 4,305 units.

Table 15: Owned/for-sale affordability gap – Scenario 3

Income Range	Total Owner Households (a)	Total Owners Living in Affordable Stock (with Mortgage)	Owners without Mortgage	Affordable Owners (b)	Households Who Are Not Affordable (a)-(b)	Occupied by Lower Income Level (c)	Vacant (d)	Available Owned/for-sale Stock (c)+(d)	Gross Deficit (a)-(b)-(c)-(d)
<= 50% HAMFI	27,060	2,435	9,895	12,330	14,730	0	155	155	14,575
50%-80% HAMFI	10,690	1,560	3,285	4,845	5,845	1,455	85	1,540	4,305
80%-100% HAMFI	16,890	4,160	4,590	8,750	8,140	3,985	150	4,135	4,005
>=100% HAMFI	210,710	172,625	37,695	210,320	390	23,050	1,840	24,890	(24,500)

Data Source: 2012-2016 CHAS

Finally, housing affordability can be defined as the number of cost-burdened owners and vacant stock, regardless of owned/for-sale stock. The gross deficit for very low-income households is 20,555 units, and the gross deficit for low income households is 5,830 units.

Table 16: Owned housing affordability gap – Scenario 4

Income Range	Cost Burdened Owners (a)	Vacant (b)	Gross Deficit (a)-(b)
<= 50% HAMFI	20,710	155	20,555
50%-80% HAMFI	5,915	85	5,830
80%-100% HAMFI	7,930	150	7,780
>=100% HAMFI	21,850	1,840	20,010

Data Source: 2012-2016 CHAS

Table 17: Owned housing affordability gap

Income Range	Housing Affordability Gap			
	Scenario 1	Scenario 2	Scenario 3	Scenario 4
<= 50% HAMFI	14,365	22,980	14,575	20,555
50%-80% HAMFI	1,785	6,410	4,305	5,830
80%-100% HAMFI	(5,420)	5,885	4,005	7,780
>=100% HAMFI	(12,345)	(36,890)	(24,500)	20,010