

**revised draft PROPOSED
FIVE-YEAR CONSOLIDATED PLAN
FOR FY 2022-2026**

AND

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



A Publication of Fairfax County, VA

Fairfax County, Virginia

**Fairfax County 5-Year Consolidated Plan for FY 2022-2026 and FY 2022 Annual Action Plan
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Executive Summary

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

1. Introduction

The 5-Year Consolidated Plan is an opportunity to assess affordable housing and community development needs and market conditions in the context of Fairfax County's ongoing efforts to build an affordable housing continuum addressing the needs of residents, from people experiencing homelessness to first-time buyers. The diverse housing needs of hard-working, but low-income households; senior citizens; persons with physical, intellectual or mental disabilities; and the workforce across Fairfax County, among others are included in this range.

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

Goal 1: To address the challenge of homelessness

Goal 2: To provide affordable housing options to those with special needs

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

Goal 4: To produce workforce housing sufficient to accommodate projected job growth.

The details of the plan address specific needs such as housing problems that racial and ethnic minorities and households with low incomes experience in disproportionately large numbers and barriers to affordable housing that oppose these goals. Details also include planned actions such as: renovations and developments, new policies and programs, and new efforts to leverage resources and extend efficiency through coordination and innovation.

Background

The Fairfax County Communitywide Housing Strategic Plan (2018) informs many of the goals and plans included in the Consolidated Plan. The Communitywide Housing Strategic Plan was developed with extensive community and stakeholder involvement and asserts that affordable housing is essential to 1) the sustainability and growth of our local economy; 2) family and individual well-being; and 3) building an inclusive and diverse community. Further, the plan identified a need for an additional 15,000 net new housing units, affordable to households at 60 percent of the Area Median Income (AMI) and below, between 2018 and 2033.

Likewise, other important plans and policy documents that support the creation of a sufficient supply of housing guide the approaches discussed in the consolidated plan. The Board of Supervisors adopted the 2015 *Strategic Plan to Facilitate the Economic Success of Fairfax County* to shape a strong economic development strategy and the 2017 *One Fairfax Policy* for racial and social equity to affirm county goals of inclusivity and shared prosperity for all county residents. The One Fairfax policy seeks to ensure individuals in the Fairfax County community have an opportunity to reach their highest level of personal achievement and the Board recognized access to price-appropriate housing is a fundamental element of that opportunity.

The 2017 Analysis of Impediments to Fair Housing Choice recognized that Fairfax County is in a metropolitan area with a dual housing market typical of most metropolitan areas in the United States: a primary market in which Caucasian households can live anywhere they can afford while people of color, especially African Americans, no matter what they can afford to pay for housing, are largely limited to a geographically limited secondary market consisting of integrated neighborhoods and segregated minority areas. County-specific data showed that Asian and Latino households of any race as well as Caucasian households all participate in the geographically unrestricted primary market while African American households that can afford to live in Fairfax County are largely relegated to the geographically restricted secondary market. To help transform the dual housing market into a unitary market, the county is working to expand the housing choices of African American households to include the housing in Fairfax County they can afford and expand the housing choices of third and subsequent immigrant generations of Asian and Hispanic households to include all of Fairfax County and the metropolitan area. Otherwise, Asian and Hispanic enclaves will become more intense and segregation will develop. Given the regional nature of this equity challenge, Fairfax County is participating in the current regional Analysis of Impediments which is anticipated to be completed spring 2022.

The Consolidated Plan is also informed by a number of essential Board actions. In 2019, the Affordable Housing Resources Panel (AHRP), a group of citizens, was tasked by the Board of Supervisors to develop recommendations for the second phase of the Communitywide Housing Strategic Plan. Included among the AHRP's recommendations were to: 1) produce a minimum of 5,000 new homes, as a floor, affordable to households earning up to 60 percent of AMI over the next fifteen 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) achieve no net loss of total "market affordable" rental apartments in Fairfax County, as feasible.

The Board of Supervisors furthered its commitment to preventing and ending homelessness in FY 2021 by merging the county's Office to Prevent and End Homelessness with the Department of Housing and Community Development. The merger offers enhanced opportunities for collaboration, particularly with respect to the development of permanent supportive housing for chronically homeless individuals. Outcomes and plans related to the merger are discussed throughout the plan.

Prior to the merger, the Board of Supervisors recognized the lack of affordable housing in the county is a leading cause of homelessness and adopted the "Housing Blueprint" in 2010. This action established the county's affordable housing policy direction for FY 2011 and beyond. 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.

Additionally, much of the strategy included in this plan is dependent on important policies and programs established by the Board. 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. Fairfax County also makes an annual contribution of its general revenue to the Fairfax County Affordable Housing Development and Investment Fund (known as the

“Housing Blueprint Fund”). The FCRHA provides Housing Blueprint loans to developers seeking to develop or preserve affordable housing units throughout the County. In FY 2021, the FCRHA made up to \$7,570,249 in Housing Blueprint Funds available for affordable housing projects through a Notice of Funding Availability, or NOFA.

The Fairfax County Board of Supervisors adopted the Countywide and Tysons Workforce Dwelling Unit Policy (“WDU Policy”) in 2007 and 2010. 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.

Fairfax County utilizes the Affordable Dwelling Unit Program (“ADU Program”), which is mandatory under the Zoning Ordinance requires 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. 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. 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.

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.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Program Developments & Changes

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. An 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.

Office to Prevent and End Homelessness

The Office to Prevent and End Homelessness (OPEH) became part of the Department of Housing and Community Development (HCD) in July 2020 and governing and advisory processes are also merging. The merger will help align efforts to address homelessness and housing challenges and combine expertise in housing development and supportive services to further streamline the overarching goal of a comprehensive housing continuum. For example, a 2016 bond referendum was approved to renovate or relocate four of the County's emergency shelters as part of the Capital Improvement Program. With the first of the four HCD and OPEH will collaborate to include additional housing above the shelter, including 18 permanent supportive housing units. In another instance, the Eleanor Kennedy shelter will be relocated to a location that has better access to transportation, services, jobs and amenities in order to better accommodate residents benefiting from the shelter and associated services, permanent supportive housing and/or affordable housing in the new development. Additional policy and funding alignment will help support the merger and further Consolidated Plan housing goals.

Regional Perspective

Fairfax County advocates within the region for regional cooperation to assure sufficient land is planned and zoned for residential development. The county will utilize regional approaches to address the impact of government regulations on the overall supply of housing. For example, the Office of Human Rights and Equity Programs (OHREP) have communicated with other organizations to determine the feasibility and challenges involved in creating a regional Housing Service Center (HSC) and will coordinate with other local jurisdictions regarding the logistics associated with and interest in the creation of a regional HSC where home seekers are introduced to a full range of housing options throughout the metropolitan area.

One of the most important regional collaborations underway is a regional Analysis of Impediments undertaken with other local jurisdictions. The collaboration will offer an opportunity engage further with other local jurisdictions regarding their interest in addressing dual-market challenges experienced by racial and ethnic minority households.

The Fairfax County Economic Development Authority is also in 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. 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.

Development

The county's development of public land as affordable housing and updating of the WDU and Accessory Dwelling Unit policies is testament to its commitment to produce a minimum of 5,000 new homes, affordable to households earning up to 60 percent of AMI over the next fifteen years. The county is more aggressively pursuing LIHTC deals, finding innovative financing approaches and speeding up the process of delivering housing units. Further, with a commitment to no net loss of affordable housing, preservation efforts are also underway.

Public-land Development

Fairfax County and the Fairfax County Redevelopment and Housing Authority (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. Nine such projects are expected to be completed, are under construction or in planning during the time covered by this plan. The projects include 150 affordable independent senior housing units for completion by the middle of 2023 (Oakwood Senior Housing); 279 affordable housing units scheduled for completion by the end of 2022 (Residences at North Hill); 240 affordable housing units scheduled completion by the middle of 2023 (One University); 150 affordable independent senior housing units (Autumn Willow Senior Housing) and 60 affordable senior housing units (Little River Glen IV) for which LITHC applications are anticipated in March 2021; the renovation of a 200-unit complex (Murraygate Village Apartments) completed in December 2020; and the proposed renovation of 120 affordable senior housing units (Little River Glen I) and 234 affordable housing units (Stonegate Village Apartments) for which LIHTC application are expected in March of 2021 and 2022 respectively. In addition, the county is supporting the development of affordable housing serving persons with special needs at Route 50/West Ox Road. 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.

Fairfax County will continue to increase the number of permanent supportive housing units through the renovation or replacement of its emergency shelters. 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. 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.

Staff has identified multiple potential county-owned properties for the creation of affordable housing. A due-diligence effort is underway to determine the development feasibility of such sites. The Board of Supervisors has set the precedent of transferring county-owned properties to the FCRHA for the purpose of creating affordable housing.

Workforce Dwelling Unit Policy Change

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 % AMI and 120 % AMI 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 Living Unit Policy

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.

Community Development and Neighborhood Re-investment

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. As such the County seeks to ensure no net loss of affordable housing through market affordable and committed affordable units by retaining existing below market rental housing through acquisition, rehabilitation assistance and other subsidies; facilitating 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; facilitating 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. In addition, the County helps seniors and homeowners with disabilities that have low and moderate income to stay in their homes via the Home Repair for the Elderly Program. The County seeks to improve and maintain existing housing and neighborhood quality by upgrading substandard housing, improving physical community facilities (e.g., streets, sidewalks, lighting) in existing neighborhoods and the abatement of “spot” blight. The County encourages redevelopment where needed using tax abatement incentives.

Ongoing Challenges

Fairfax County faces a variety of challenges in achieving the four primary goals of this plan. Foremost, economic conditions resulting in increased housing costs and increased need require more resources, efficiencies and innovations to surmount. In addition, the County has identified specific program and policy challenges to be overcome.

Market Challenges

The availability and cost of land for the development of new affordable housing continue to be a challenge in Fairfax County. The high cost of land combined with high production costs, though challenging, have allowed the County to leverage strong locational demand through inclusion of affordable or workforce housing as a required component of new development. However, the availability of vacant land for creation of new housing or redevelopment opportunities remains limited. High production costs also impact costs of rehabilitation and renovation.

Increases in housing costs reflect these market conditions. 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 evaluate the discrepancy between supply and demand of housing for low-income households, the Virginia Center for Housing Research at Virginia Tech (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. Of the 266,965 owner-occupied/for-sale units in Fairfax County, about 84 percent of units are affordable 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. For renters and owners alike, many of the units that would be affordable to low income households are occupied by households in a higher income category.

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 extremely low- and very low-income renters (earning 50 percent of AMI and below) is approximately 19,990 units. For extremely low-, very low, and low-income owners, (earning 80 percent of AMI and below) the gap is approximately 16,150 units.

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, the cost burdened problem is more serious. Regardless of the renter and owner, the number of cost-burdened households with extremely low and very low-income has increased.

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 16,760, representing 44 percent of owning households with incomes less than 80 percent of AMI and 6 percent of all owning households.

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. Hispanic households experience cost burden most frequently. Approximately 44 percent of Hispanic households are cost burdened.

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) have income of \$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.

Housing Needs

The priority housing needs identified for the Consolidated Plan are consistent with the priority needs identified in the 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) low-income seniors. These priorities respond to three critical elements of the affordable housing crisis in Fairfax County: 1) severity of need, 2) limited and dwindling supply of affordable housing--the overall shortage of housing is pushing more units out of the affordable supply, through rent and price escalation and competition for modestly priced unit, and 3) the increase in the number of low-income households who need these units. Low-income households with the most need often are unable to find housing because affordable housing is occupied by households with higher incomes.

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.

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. 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. Economic downturn and pandemic-related joblessness puts hard-working families at risk of homelessness as they struggle with multiple jobs and uncertain income.

Low-income elderly households with housing problems (includes cost burden) include a significant number of homeowners. Indeed, more than 32,000 elderly households are cost burdened and nearly one-third are owners. Elderly households account for 26 percent of the severely cost burdened owner households.

Persons with physical, mental, intellectual, or developmental disabilities require special attention as this group is likely to have both service and housing needs. Approximately 7.2 percent of Fairfax County's population, 81,522 civilian, non-institutionalized persons (2018 1 Year ACS), have a disability. Over two-thirds of mentally or physically disabled renters and nearly two-thirds of owners with incomes less than 80 percent AMI had at least one housing problem (greater than 30 percent cost burden, overcrowded, or lacking complete kitchen or bathroom facilities). The American Disabilities Act (ADA) and the Olmstead decision provide legal protections for persons with physical, intellectual, or mental disabilities that must be honored. As of July 1, 2020, the Virginia Fair Housing Law made it illegal to discriminate against any renter or buyer because of any lawful source of income, including any assistance, benefit or subsidy.

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.

Service providers and housing advocates are being challenged more than ever to prevent homelessness. 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. 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. Eighty-eight persons, 8 percent of the homelessness, are unsheltered.

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. 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.

Programmatic & Policy Challenges

As the County strives to provide a comprehensive housing continuum in an expensive market with increasing need it must also seek to overcome internal and external challenges for programs and policies that advance affordable housing goals. Among these are negative view or concerns about affordable housing, barriers to efficient or effective resource allocation, and the complexity of providing housing-related services.

As the county continues to urbanize, concerns about the impacts of added density often form the basis of opposition to new affordable housing development. Negative concerns about affordable housing can impact siting and development, and preservation of affordable housing for households that need housing subsidy and/or services. For instance, programs like the Housing Choice Voucher are 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.

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.

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 can have a negative effect on current public policy for affordable housing. Services and housing need to be prioritized at the same time for clients with both needs. Service inadequacies can prevent participants from moving along the Housing Continuum. Program participants need access to services and incentives to move toward self-sufficiency to the greatest extent possible, consistent with the FCRHA's THRIVE initiative.

With increasing need and mounting market challenges, there is an ever growing need for coordination and efficiencies. As such the County recognizes need for greater integration of non-profit activities into county strategic activities, more robust data resources to support affordable housing decisions, and active efforts to ensure equal access to affordable housing opportunities among all incomes, household types, and household race(s) and ethnicity.

Expected Resources

The funding levels incorporated in the Five-Year Consolidated Plan for FY 2022–FY2026 and One-Year Action Plan for FY 2022 are based on the final funding awards released by HUD on February 25, 2021. In addition, 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 Housing Trust Fund (HTF) 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. 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.

| Program Source of Funds Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan |
|---|----------------------------------|--------------------|--------------------------|--------------|--|
| | Annual Allocation*: | Program Income: | Prior Year Resources: | Total: | |
| CDBG public - federal Acquisition; Admin and Planning; Economic Development; Housing; Public Improvements; Public Services | \$6,039,155 | \$380,137 | \$6,098,535 | \$12,517,827 | \$24,156,620 |

| | | | | | |
|--|-------------|----------|-------------|-------------|-------------|
| <p style="text-align: center;">HOME</p> <p style="text-align: center;">public - federal</p> <p>Acquisition; Homebuyer Assistance; Homeowner rehab; Multifamily rental new construction and rehab; New construction for ownership TBRA</p> | \$2,175,471 | \$47,000 | \$1,223,611 | \$3,446,082 | \$8,701,884 |
| <p style="text-align: center;">ESG</p> <p style="text-align: center;">public - federal</p> <p>Conversion and rehab for transitional housing; Financial Assistance; Overnight shelter; Rapid re-housing (rental assistance); Rental Assistance Services; Transitional housing</p> | \$508,353 | \$0 | \$0 | \$508,353 | \$2,033,412 |

* Annual allocation based on HUD FY 2021/County FY 2022 grant awards.

Annual Goals & Plans

The County’s goals and objectives guide the application of federal funds, allocation of public land and fund and other leveraged resources. The County’s goals for HOME, CDBG and ESG funds coincide with overarching County Housing Blueprint Goals and are described in more detail in the plan. The table below summarizes the County housing goals, associated HUD funding, and expected outcomes or objectives. The County anticipates supporting 1,501 households.

| 2022 Countywide Goals | | | |
|---|--|--|---|
| Goal Name (Category) | Needs Addressed | Funding | Year 1 Projected Outcomes/Objective |
| Homelessness (Homeless) | Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services | CDBG: \$400,000 HOME: \$700,000 ESG: \$492,880 | <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 |
| Special Needs (Affordable Housing Non-Homeless Special Needs) | Affordable Rental Housing Homeownership Access and Rehabilitation Community Services | CDBG: \$1,200,000 HOME: \$500,000 | <ul style="list-style-type: none"> • Housing opportunities created by turnover in federal and local resources: 262 • New housing opportunities (non-turnover): 82 |
| Working Families (Affordable Housing) | Affordable Rental Housing Homeownership Access and Rehabilitation Community Services | CDBG: \$300,000 HOME: \$300,000 | <ul style="list-style-type: none"> • Housing opportunities created by turnover in federal and local resources: 499 • New housing opportunities (non-turnover): 124 |

| | | | |
|--|---|--|--|
| Workforce Housing (Affordable Housing) | Affordable Rental Housing Homeownership Access and Rehabilitation | CDBG: \$200,000 HOME: \$200,000 | <ul style="list-style-type: none"> New housing opportunities: 420 |
| Human Service System (Non-Housing Community Development) | Community Services Administration and Planning | CDBG: \$0 HOME: \$0 ESG: \$0 | 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. |
| Poverty Reduction/Self Sufficiency (Non-Housing Community Development) | Community Services | CDBG: \$0 HOME: \$0 ESG: \$0 | 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. |
| Reinvestment (Non-Housing Community Development) | Administration and Planning | CDBG: \$0 HOME: \$0 ESG: \$0 | 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. |
| Community Input (Institutional) | Administration and Planning | CDBG: \$250,000 HOME: \$0 ESG: \$0 | 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. |
|--|--|--|---|

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. The recommended allocations to each project are based on the HUD FY 2021/County FY 2022 grant notice received on February 25, 2021.

| # | Project Name |
|----|---|
| 1 | Section 108 Loan Payments |
| 2 | Fair Housing |
| 3 | Planning |
| 4 | General Administration (CDBG) |
| 5 | HOME Administration |
| 6 | Targeted Public Services (CCFP TPS) |
| 7 | Home Repair for the Elderly & Community Rehabilitation Program |
| 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 Request for Proposals |
| 16 | North Hill |

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

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. The County is committed to encouraging the provision of affordable housing in all parts of the county by

expanding housing opportunities in or near mixed-use Centers and existing residential areas, as appropriate, in an effort to diversify the housing stock and promote location efficiency. The County promotes affordable housing opportunities particularly in areas where existing supply is low. The County encourages 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.

Furthermore, 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.

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. 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.

3. Evaluation of past performance

The Consolidated Annual Performance and Evaluation Report (CAPER) evaluates the county’s use of CDBG, HOME and ESG program funds and provides a summary of accomplishments and an accounting of the allocation and expenditure of funds under the Consolidated Plan. The CAPER also reports on other key county efforts and funding which support affordable housing, community development, and targeted public services activities.

From April 2004 through June 2019, a total of 3,473 affordable housing units were preserved in Fairfax County, which is more than three times the Board of Supervisors' original 2004 goal of preserving 1,000 units. In FY 2019, a new initiative was set to produce a minimum of 5,000 affordable housing units in 15 years and to attain no net loss of affordable housing. In FY 2020, 202 units/beds were created, which, along with the FY 2019 units, brings the total number of affordable housing units created at 540 towards the minimum goal of 5,000. In addition, one unit was preserved in FY 2020, bringing the total preserved to 422 units since the initiative began.

Key accomplishments from the FY 2020 CAPER include:

- Tenant Based Rental Assistance was provided to 39 families serving 118 beneficiaries.
- Emergency Solutions Grant funds were utilized for housing relocation and stabilization services, as well as rental assistance.

- The Continuum of Care moved 113 individuals, 20 percent of the total 574 unduplicated individuals served, straight to permanent housing from the streets.
- The Home Repair for the Elderly Program completed 130 cases serving 100 households.
- Five nonprofits organizations provided targeted public services, including housing services for 643 clients; literacy/educational development/attainment services for 168 clients; financial stability services for 514 clients; and support/community/social networks for 215 clients.
- CDBG leveraged \$3.98 in additional private, state and local funds for every \$1 of CDBG invested for targeted public services and affordable housing activities.
- The Fairfax County Redevelopment and Housing Authority (FCRHA) performed rehabilitation work on nine properties in its federal RAD-PBV (formerly Public Housing) portfolio.
- The FCRHA provided housing to 105 individuals with intellectual and/or developmental disabilities.

4. Summary of citizen participation process and consultation process

Fairfax County is committed to ensuring residents, advocacy groups, service providers, public and private agencies, community leaders, and stakeholders have opportunities to participate in the development and implementation of the Consolidated Plan. The Board of Supervisors (Board) adopted Fairfax County's Citizen Participation Plan (CPP) on December 8, 1997 and most recently amended it on March 23, 2021 (see Appendix). The CPP is locally developed and sets forth policies and procedures for public input and participation during the Consolidated Plan process.

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

The Consolidated Community Funding Advisory Committee (CCFAC) is a citizen group established by the Board to monitor and advise the Board on the development and implementation of the Consolidated Plan. CCFAC is composed of representatives from human services provider groups, consumer and community organizations, and other boards, authorities and commissions, which are involved in human services.

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

5. Summary of public comments

Two large-scale community engagement efforts pre-pandemic, two virtual public hearings, and a comprehensive public outreach campaign to residents, partners and stakeholders provided valuable information for the development of the Consolidated Plan.

Some of the recommendations and comments addressed in the public feedback include:

- need for more affordable housing for low- and moderate-income populations, including workers, public sector workers, seniors, those with disabilities and other special needs, young households, homeless, people of color, and immigrants;
- preservation and upgrade of older housing stock, including mobile homes;
- support for higher housing densities, particularly near transit;
- helping people move towards home ownership or age in place;
- exploring the use of modular housing, micro-units, tiny houses, and land trusts;
- importance of housing support services and other public services such as adult literacy, employment assistance, and transportation services at senior communities;
- need for increased county amenities such as parks, green space, sidewalks, trails, recreation options, and access to retail options;
- need for preservation and replacement of trees removed for development projects;
- importance of making public documents accessible to people with visual disabilities;
- federal funding may allow for some essential work toward county priorities; and
- importance of community partnerships.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments not accepted.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|----------------|---|
| CDBG Administrator | FAIRFAX COUNTY | Department of Housing and Community Development |
| HOME Administrator | FAIRFAX COUNTY | Department of Housing and Community Development |
| ESG Administrator | FAIRFAX COUNTY | Department of Housing and Community Development |

Table 1 – Responsible Agencies

Narrative

Fairfax County's affordable housing and community development programs are administered by the Department of Housing and Community Development (HCD). In addition to its role as a department of county government, reporting to the County Executive and the Board of Supervisors, HCD also serves as the staff for the Fairfax County Redevelopment and Housing Authority (FCRHA). The FCRHA is a separate political body whose members are appointed by the Board of Supervisors and which possesses specific powers granted by state code.

Every five years, the Board of Supervisors adopts a Consolidated Plan describing the county's needs, gaps in service and priorities for affordable housing, community service, homeless assistance, community development, neighborhood preservation and revitalization, employment and economic opportunity services, as well as the resources and strategies to be used to meet these needs. Each year, the Board also approves a One Year Action Plan that sets forth how it will utilize several federal grants, including the Community Development Block Grant, HOME Investment Partnerships Program grant, and Emergency Solutions Grant, to meet the needs and priorities in the Consolidated Plan.

These grants are administered by HCD. The Consolidated Plan and One Year Action Plan are prepared by HCD through an intensive citizen involvement process under the leadership of the Consolidated Community Funding Advisory Committee (CCFAC). Annually, a Consolidated Annual Performance Report is submitted to the U.S. Department of Housing and Urban Development (HUD) detailing how these funds have been spent.

Consolidated Plan Public Contact Information

Fairfax County Department of Housing and Community

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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

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

The County worked closely with the Fairfax County Redevelopment and Housing Authority (FCRHA) to solicit the input of the area's housing and service providers through a variety of means. Examples include:

- **Housing Blueprint:** The County and the FCRHA coordinates the development of the Housing Blueprint with the Affordable Housing Advisory Committee, which includes representatives of the FCRHA, the Community Services Board, the Disability Services Board, the county's Homelessness Governing Board, representatives of a number of non-profit housing providers, the business community and others.
- **Moving to Work:** The FCRHA works directly with its Resident Advisory Council on the development and implementation of activities related to the FCRHA's Moving to Work designation. Most recently, the Resident Advisory Council was instrumental in assisting the FCRHA with policies that address a variety of needs among residents in the FCRHA's federal housing programs, such as a program that will set aside funds for residents with a hoarding disability.
- **Consolidated Community Funding Pool (CCFP):** In response to a request by the Board of Supervisors to review the CCFP program which allocates CDBG and other funds to community service programs, the county convened a multidisciplinary workgroup to develop recommendations for process improvements. This committee was comprised of Consolidated Community Funding Advisory Committee (CCFAC) members, non-profit executive directors, and county staff, and it worked to develop functional process changes to the CCFP.

These three venues, and numerous others like them, provided opportunities for input into the development of this Consolidated Plan.

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

The Office to Prevent and End Homelessness (OPEH) within the Department of Housing and Community Development manages, coordinates, and monitors day-to-day implementation of the plan to end homelessness. As part of this responsibility, OPEH assures coordinated execution of the work of the Continuum of Care (CoC) and the many interagency workgroups functioning within the CoC. Workgroups address the specific needs of families and individuals who are chronically homeless, families with children, veterans and unaccompanied youth. These workgroups typically consist of

professional and volunteer staff from relevant organizations across all sectors, including government, nonprofit, businesses and faith communities.

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

As stated above, OPEH manages, coordinates, and monitors day-to-day implementation of the plan to end homelessness. As part of this responsibility, OPEH assures coordinated execution of the work of the Continuum of Care (CoC) and leads collaborative decision-making efforts in the use of federal homeless assistance funding, including the Emergency Solutions Grant (ESG). Important partners in the process of using ESG funds include a number of community-based nonprofit organizations that provide emergency shelter, homelessness prevention and rapid rehousing assistance. Through collaborative discussions this partnership makes important decisions around the type of programs to be supported, the organizations that will utilize the funding and what policies and procedures must be developed in line with federal regulations to ensure effective and efficient use of ESG funding. Performance standards and evaluation outcomes are developed by OPEH and community partners to support and complement homeless system performance measures as defined by HUD.

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

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | Fairfax County Redevelopment and Housing Authority |
| | Agency/Group/Organization Type | PHA |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Services-Housing and Services-Victims |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | |
| 2 | Agency/Group/Organization | Consolidated Community Funding Advisory Committee |
| | Agency/Group/Organization Type | Housing |

| | | |
|---|--|---|
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy Services-Housing and Services-Victims |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | |
| 3 | Agency/Group/Organization | Fairfax County Affordable Housing Advisory Committee |
| | Agency/Group/Organization Type | Housing Regional organization |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | |

| | | |
|---|--|--|
| 4 | Agency/Group/Organization | Fairfax-Falls Church Community |
| | Agency/Group/Organization Type | Housing Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Public Housing Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | |
| 5 | Agency/Group/Organization | FCRHA Resident Advisory Council |
| | Agency/Group/Organization Type | Housing Services - Housing |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | |

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|--|--|
| Continuum of Care | Department of Housing and Community Development/Office to Prevent and End Homelessness | The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this Consolidated Plan. |
| Fairfax County Comprehensive Plan/Zoning Ordinance | Fairfax County Planning and Development | The Comprehensive Plan and Zoning Ordinance provide, respectively, the policy and regulatory underpinnings for land use issues related to affordable housing, as described in this Consolidated Plan. This includes elements, such as the Affordable Dwelling Unit and Workforce Housing programs. |
| FCRHA Strategic Plan/Action Plan (local) | FCRHA/Department of Housing and Community Development | The activities described in the FCRHA's annual Strategic Plan/Action Plan are largely derived from the Housing Blueprint, and serve as a yearly work plan for the agency. |
| Housing Blueprint (local) | FCRHA/Department of Housing and Community Development | The Strategic Plan goals are directly driven by the goals and metrics identified in the Housing Blueprint. |
| Moving to Work (federal) | FCRHA/Department of Housing and Community Development | The Strategic Plan is consistent with the FCRHA's Moving to Work program. |
| Plan to Prevent & End Homelessness (local) | Department of Housing and Community Development/Office to Prevent and End Homelessness | The metrics set forth in the county's homelessness plan are tied directly to the Housing Blueprint and are reflected in this Consolidated Plan. |

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Fairfax County sent the Consolidated Plan to the Metropolitan Washington Council of Governments, neighboring jurisdictions, Virginia Department of Housing and Community Development, and Virginia Housing for their review and comment.

Narrative (optional):

In addition to the entities identified in Table 2, other Fairfax County agencies or entities besides the Department of Housing and Community Development were involved in providing input for the Consolidated Plan including: Community Policy and Management Team, Department of Cable and Consumer Services, Department of Family Services, Department of Information Technology, Department of Management and Budget, Department of Neighborhood and Community Services, Department of Transportation, Economic Development Authority, Fairfax Area Commission on Aging, Fairfax-Falls Church Community Services Board, Health Department, Human Rights Commission, Land Development Services, Office of Emergency Management, Office of Human Rights and Equity Programs, One Fairfax, and Planning Commission.

Fairfax County consults and interacts with many other advocacy groups, private and non-profit stakeholder organizations, including the numerous organizations supported through the Consolidated Community Funding Pool, CDBG and HOME programs. The ongoing collaboration with and feedback from these groups also contributed to the Consolidated Plan preparation process.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

Fairfax County's Department of Housing and Community Development and the Fairfax County Consolidated Community Funding Advisory Committee (CCFAC) used a variety of community engagement efforts to obtain input on current priority needs regarding affordable housing, community service, homeless, community development, neighborhood preservation and revitalization, employment and economic opportunity programs and services for the Five-Year Consolidated Plan for FY 2022-FY 2026.

The COVID-19 pandemic prevented regular, in-person community engagement effort as a part of the consolidated planning process. However, two large-scale community engagement efforts that were previously conducted countywide included many of the topics of consolidated planning. The county conducted a community-wide housing survey in 2017 and respondents were given opportunities to weigh in on their housing vision for the county. In 2019, the county conducted extensive community feedback and stakeholder engagement for the Countywide Strategic Plan, which addressed housing and neighborhood livability as one of the major themes. Comments from both efforts factored into the development of the consolidated plan.

There were two virtual public hearings held on October 13, 2020 and March 23, 2021, and language interpretation services were offered. Notices about the public hearings were distributed via news release, posted on the county website, and published in a newspaper of general circulation as well as minority and non-English speaking publications. In addition, the notices were distributed to county agencies, boards, commissions and advisory groups and potentially affected stakeholder organizations in the county. These groups were also encouraged to share the notice with clients, other agencies, and community groups in the county. Input provided via email, letter, and telephone also were welcomed as part of the county's outreach efforts. Comments received in writing and orally at the public hearings were considered in the development of the consolidated plan.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons | URL (if applicable) |
|------------|---|--|---|------------------------------|--|---------------------|
| 1. | 2017 - Communitywide Housing Strategy Survey | <p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> | 3,758 respondents | See Appendix | None | |
| 2. | 2019 – Countywide Strategic Plan Community Engagement | <p>Minorities</p> <p>Non-English Speaking – Specify other</p> | 1,674 in-person meeting participants; 17,355 survey responses | See Appendix | None | |

| | | | | | | |
|----|-------------------------------------|---|---|--------------|------|--|
| | | <p>language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Non- targeted/broad community</p> | | | | |
| 3. | CCFAC Public Hearing | <p>Minorities</p> <p>Non-English Speaking – Specify other language: Spanish, Vietnamese</p> <p>Persons with disabilities</p> <p>Non- targeted/broad community</p> | Two individuals spoke at the public hearing held on 10/13/2020. | See Appendix | None | |
| 4. | Board of Supervisors Public Hearing | <p>Minorities</p> <p>Non-English Speaking –</p> | No individuals spoke at the public hearing held on 3/23/2021; two organizations | See Appendix | None | |

| | | | | | | |
|--|--|---|--|--|--|--|
| | | Specify other language: Spanish, Vietnamese | submitted written comments during the public comment period. | | | |
| | | Persons with disabilities | | | | |
| | | Non-targeted/broad community | | | | |

Table 4 – Citizen Participation Outreach

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 (ACS) 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 ACS 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 CHAS data derived from ACS data. Because CHAS data are derived from ACS data, Census definitions dictate the definitions of the variables discussed in these tables:

Small Family Household: A household with two to 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% of AMI
- Very Low Income = 30–50% of AMI
- Low Income = 50–80% of AMI
- Moderate Income = 80–120% of AMI
- Median Income = 100% of AMI

Presented as follows are the income limits that correlate to the tables outlined in the Needs Assessment and Housing Market Analysis as well as 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 5 – 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 following data and narrative are defined 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.

Although the four severe housing problems are similar, they have two distinct differences in the definitions for **cost burden** (i.e., greater than 50% of income) and **overcrowding** (i.e., 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 (owners and renters) experience cost burden (i.e., 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 and owner costs increased 3 percent from 2011 to 2018. The rise in renter (13%) and owner incomes (14%) from 2011 to 2018 is similar. Renters spend a larger proportion of their income on housing cost, and cost burden is more prevalent and severe among renters than among owners.

Households with extremely low income have a high incidence of housing problems: Households with incomes less than 30 percent of AMI are more often severely cost-burdened than other populations are. The VCHR estimates that the number of low-income households and the number of householders 65 and older will increase approximately 18 percent and more than 55 percent, respectively, 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 after cost burden is overcrowding, which may be 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 do.

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 than that of 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, at 44 percent of households.

Next, an overview of the needs assessment is presented, and details are included in each corresponding section.

NA-10 Housing Needs

- Of all low-income households, 80% are cost-burdened and 45% are severely cost-burdened.
- Of all households, 21% have one or more severe housing problems (i.e., 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 100 percent of AMI, the number of households with cost burden is 17,820.
- While the number of cost-burdened owners decreased over the period 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; however, 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 generally less pronounced than for housing problems; however, 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 Blacks/African Americans and Hispanics.
- Hispanic households experience cost burden most frequently, and 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-30 Disproportionately Greater Need: Discussion

- Hispanic households have the largest percentage of housing problems compared to other ethnic groups.

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 (i.e., 7 more people) over 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. Homeless 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 of Community Service Board (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 support.

NA-50 Non-Housing Community Development Needs

- Fairfax County's needs for public facilities were drawn from the county FY 2020–FY 2024 Capital Improvement Program (CIP). The capital program and budget is the result of an ongoing infrastructure planning process.
- Fairfax County set two goals for creating and implementing 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 that 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
 - To 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 6 percent from 2011 to 2018. In 2018, 273,348 housing units (68.9%) were owner-occupied and 123,280 (31.1%) were renter-occupied.

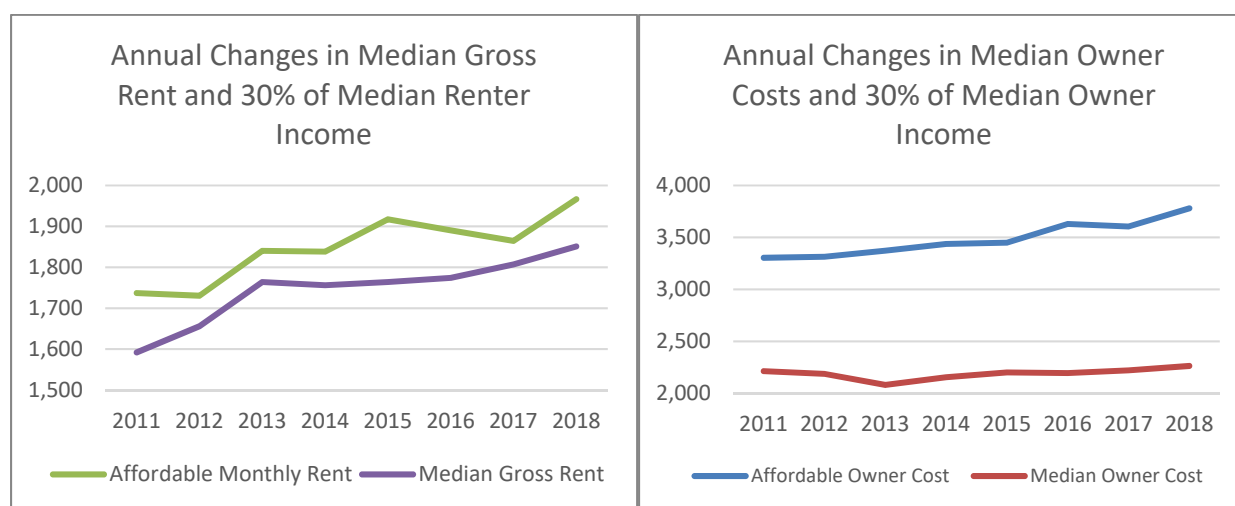
| Demographics | Base Year: 2011 | Most-Recent Year: 2018 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 1,096,800 | 1,152,873 | 5% |
| Households | 386,100 | 409,600 | 6% |
| Median Income | \$105,797 | \$122,227 | 16% |

Table 6 - 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 and owner costs increased 17 percent and 3 percent, respectively, from 2011 to 2018. Median household income increased 16 percent over the same period; however, increases were not experienced among all county residents. 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 affordable housing costs to 30 percent of income using median owner and renter incomes. These were compared to owner cost and gross rent, respectively. As shown in the following graph, 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. In contrast, median owner cost is approximately 60% of affordable owner cost; therefore, renters are more likely to be cost-burdened compared to owners.



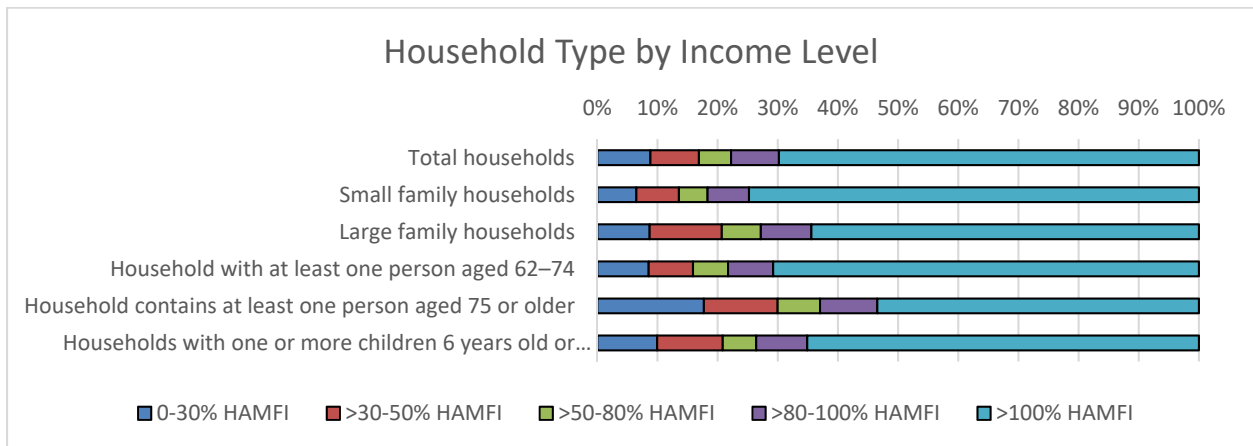
Data Source: 2011–2018 ACS 1-year estimates

Number of Households Table

| | <30% of HAMFI | 30–50% of HAMFI | 50–80% of HAMFI | 80–100% of HAMFI | >100% of 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 |
| 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 7 – Total Households Table

Data Source: 2012-2016 CHAS



Housing Needs Summary Tables

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

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

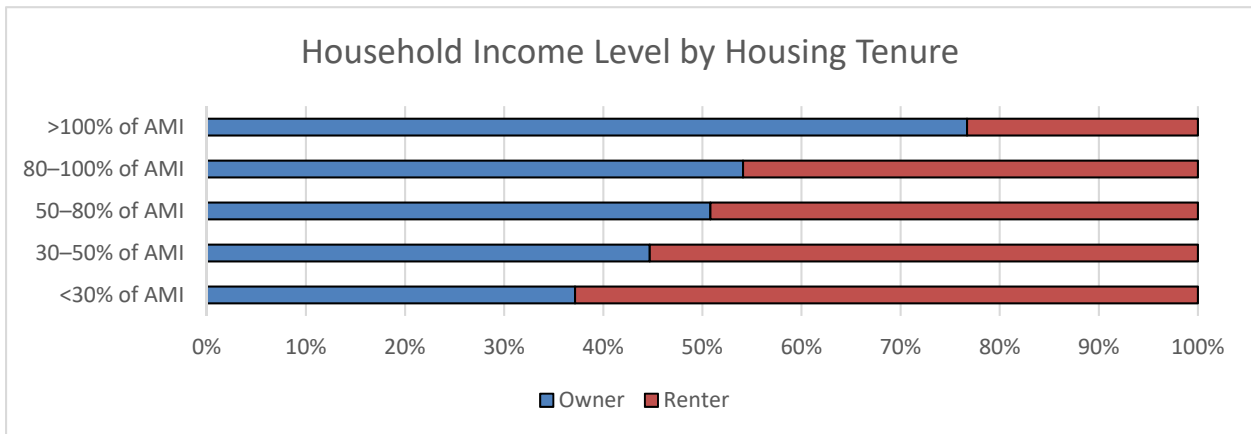
| | Renter | | | | | Owner | | | | |
|---|-------------|---------------|---------------|----------------|--------|-------------|---------------|---------------|----------------|--------|
| | <30% of AMI | 30–50% of AMI | 50–80% of AMI | 80–100% of AMI | Total | <30% of AMI | 30–50% of AMI | 50–80% of AMI | 80–100% of AMI | Total |
| 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 | 1,035 | 0 | 0 | 0 | 1,035 |

Table 8 – Housing Problems Table

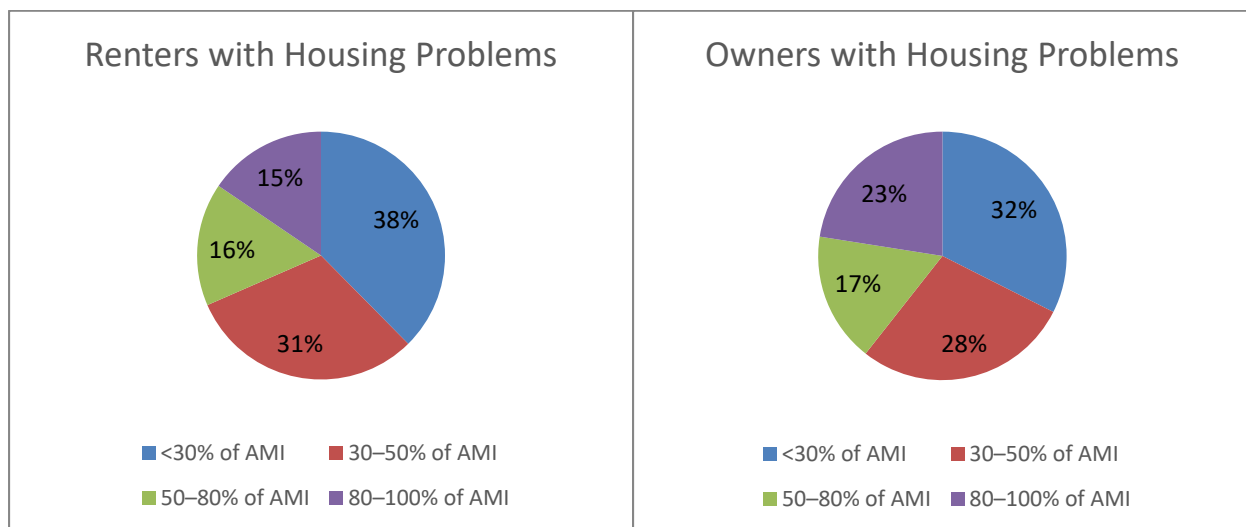
Data Source: 2012–2016 CHAS

Data Note: *The coefficient of variation is greater than 15% for this estimate and is therefore 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 such renter and owner households, more households are severely cost-burdened (i.e., spending more than 50 percent of the household’s income on housing) than cost-burdened (i.e., spending between 30 percent and 50 percent of household income on housing). Nearly the same number of households experience severe cost burden (owners and renters) 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 to HUD, a family of four in this extremely low-income category (i.e., 30 percent of the AMI) makes \$37,800 or less per year in FY2020.¹

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. Most households with overcrowding and severe 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 whom are renters. Residents of units that lack complete plumbing or kitchen facilities may have access to both types of facilities; however, such facilities are not located *within* the rented or owned unit. For example, ACS respondents who rent a room would

¹HUD’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 HUD Metro FMR area. Extremely low-income limits for a family with four members is \$32,580 in FY2016 and has increased every year.

likely report incomplete kitchen facilities.

In addition, some estimates of households experiencing housing problems may be inaccurate. The number of households with substandard housing and severe overcrowding in most of the income ranges is so small that the margin of error (MOE) associated with the household estimate eclipses the estimate itself. The coefficient 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 CV is inversely correlated with the relative reliability of the estimate. Although the decision criterion varies depending on the type of data and purpose of use, a CV of 0.15 is considered a good cutoff. Consistent with the recommendation from the ACS handbook, a CV of 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; however, the CV for this estimate is 0.729, which implies low reliability.

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

| | Renter | | | | | Owner | | | | |
|---|-------------|---------------|---------------|----------------|--------|-------------|---------------|---------------|----------------|--------|
| | <30% of AMI | 30–50% of AMI | 50–80% of AMI | 80–100% of AMI | Total | <30% of AMI | 30–50% of AMI | 50–80% of AMI | 80–100% of 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 9 – Housing Problems 2

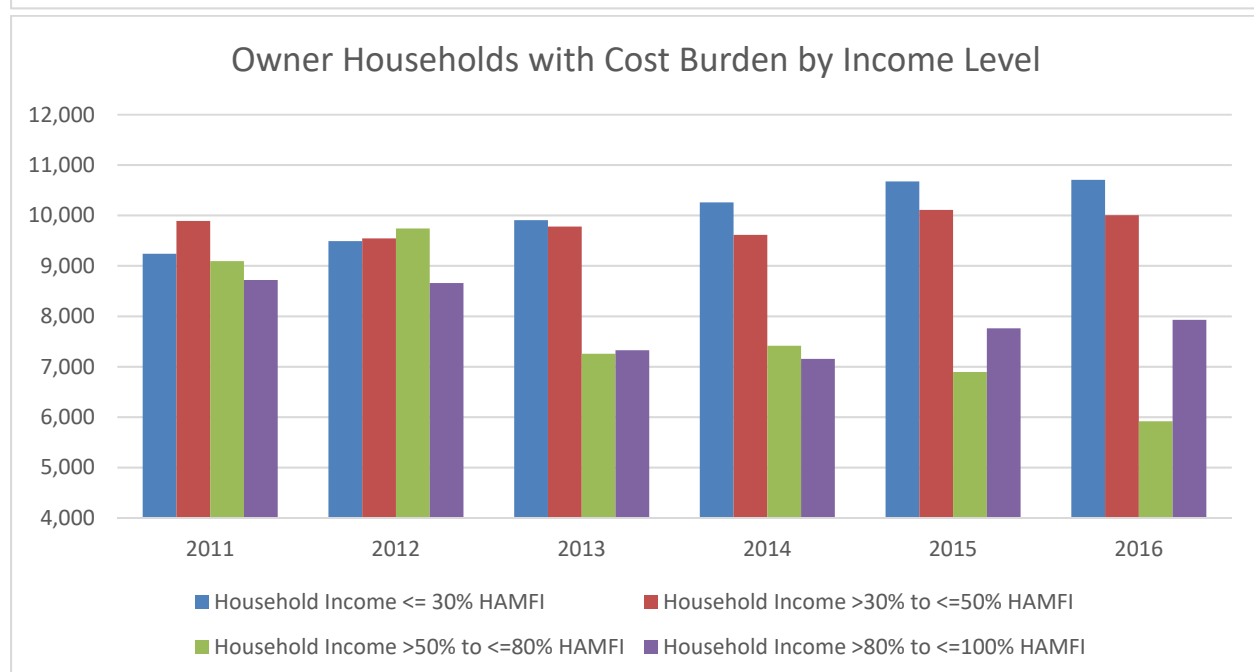
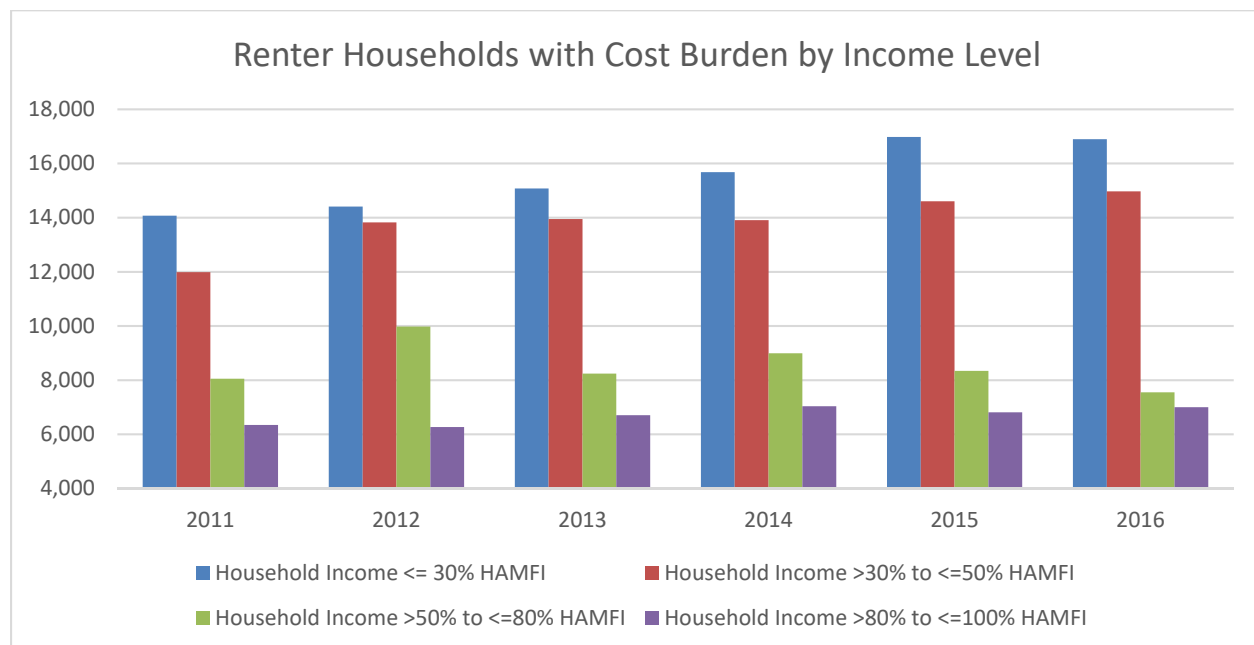
Data Source: 2012–2016 CHAS

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 that the prevalence of housing problems is growing among low-income households, who account for 21 percent of total households. Of the households making less than the AMI, there are 31,385 with no severe housing problems. Because cost burden is the most-prevalent housing problem among households making less than 100 percent of AMI, 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, whereas the number of cost-burdened owners has decreased, that of cost-burdened renters has increased. Among extremely low- and very low-income households, cost burden is more prevalent, and the number of cost-burdened owners and renters with extremely low and very low income has increased.



| | Renter | | | | Owner | | | |
|----------------------|-------------|---------------|---------------|--------|-------------|---------------|---------------|--------|
| | <30% of AMI | 30–50% of AMI | 50–80% of AMI | Total | <30% of AMI | 30–50% of AMI | 50–80% of 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 10 – Cost Burden > 30%

Data Source: 2012–2016 CHAS

Cost Burden >30% Narrative

A total of 66,030 households with incomes less than 80 percent of AMI in Fairfax County (80 percent of the group and 17 percent of total households) are cost-burdened. In addition, 39,415 renter households with a household income of less than 80 percent of the AMI (79 percent of the group and 31 percent of total) spend over 30 percent of their household income on housing costs. 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 and 19 percent of all owning households.

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-------------|---------------|---------------|--------|-------------|---------------|---------------|--------|
| | <30% of AMI | 30–50% of AMI | 50–80% of AMI | Total | <30% of AMI | 30–50% of AMI | 50–80% of 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 11 – Cost Burden > 50%

Data Source: 2012–2016 CHAS

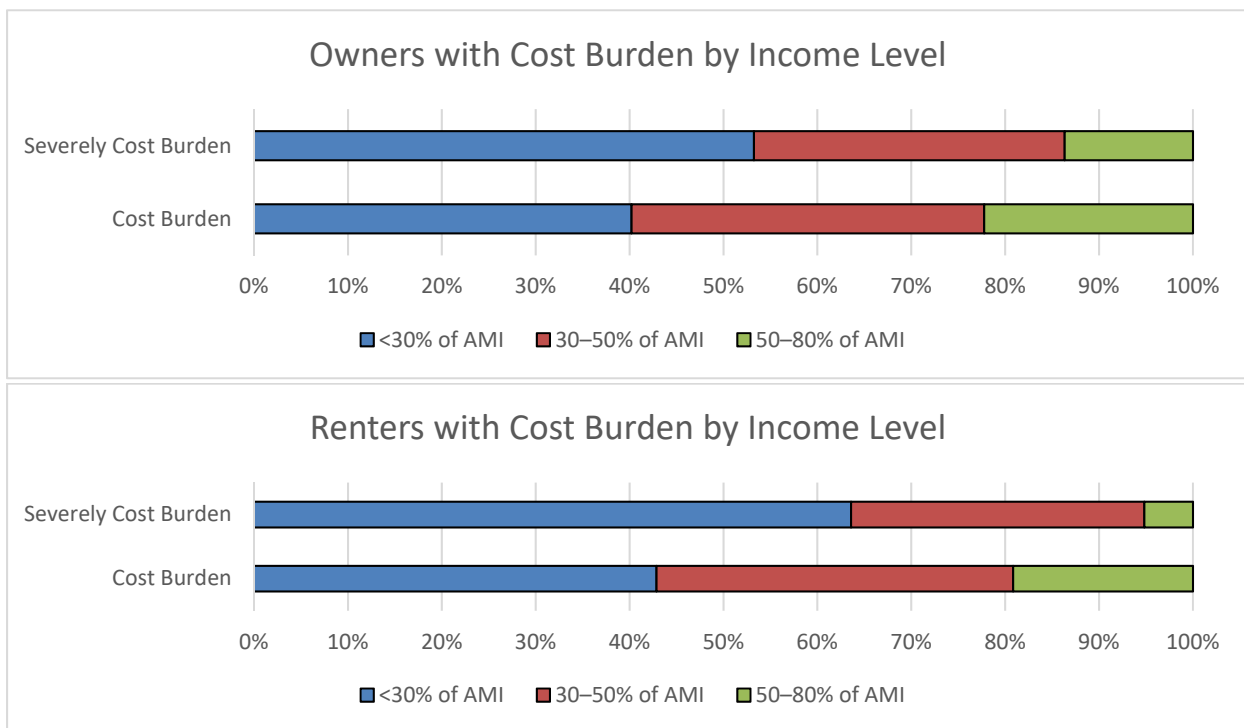
Data Note: *The coefficient of variation is greater than 15% for this estimate and is therefore unreliable.

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 number of small family households that are severely cost-burdened is positively correlated with the high percentage of small family households in the county. Elderly households comprise the next-highest number of severely cost-burdened owner households, accounting for 26 percent of such households. The “Other” category represents households that are non-elderly and non-family. Following small family households, this category of households which consists of one or more singles, accounts for the second-largest number of severely cost-burdened renter households making less than 80 percent of the AMI.



5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-------------------|-------------------------|-------------------------|--------------------------|-------|-------------------|-------------------------|-------------------------|--------------------------|-------|
| | <30% of AMI | 30– 50% of AMI | 50– 80% of AMI | 80– 100% of AMI | Total | <30% of AMI | 30– 50% of AMI | 50– 80% of AMI | 80– 100% of 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 12 – Crowding Information – 1/2

Data Source: 2012–2016 CHAS

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

Crowding Narrative

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

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 of AMI, and 55 percent are occupied by households making less than 50 percent of HAMFI.

It is important to help people, especially children, live in a home that has adequate space. Children exposed to crowded living conditions face a variety of challenges². 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, and the lack of productive sleep originated from crowding may negatively affect mood and behavior. Children in crowded housing also have a higher probability of illnesses. Most overcrowded households in the income categories included in the following table have at least one child. Given the prevalence of children in overcrowded households, Fairfax County and Fairfax City

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

families may be “outgrowing” their housing units while unable to afford a larger home.

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

Table 13 – Households with Children Present

Data Source: 2012–2016 CHAS

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

Table 14 – Crowding Information – 2/2

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

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

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

The number of “nonelderly non-family” households with incomes less than 100 percent of AMI is 24,840, among which the number of cost-burdened households 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 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, there were 9,567 reported cases of intimate partner violence in Fairfax County between 2015 and 2019. Annually, 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, opened in 2019, and it has 84 beds. Artemis House is frequently 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, including 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 45 days.

In FY 2020, the average stay at Artemis House was 60 days. The average stay in the overflow hotel rooms was 98 days owing to the emergency shelter overflow needs and to the 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 safe long-term, affordable housing alternatives. Many survivors require support beyond the 45-day program period to identify and move into affordable housing, obtain employment, increase income, navigate the criminal, civil, and family court processes (which may take up to 2 years and determine future child support, distribution of property, and other necessary legal decisions), address trauma and mental health, and establish connections with appropriate community resources for ongoing 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 2 years and trauma-informed supportive services. In FY 2020, the program housed 23 households, including 43 children. In FY 2020, 61 households in the program obtained more permanent housing. In FY 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 aged 14 and older, including 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 a continuation of services for survivors 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, preventing them 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 2 years of additional time to fully rebuild their lives with the support of the community. Access to PSH makes both the appropriate level of ongoing wrap-around services and a permanent housing subsidy available to domestic violence survivors 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; however, 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?

Table 7 (Housing Problems) indicates that the most-common housing problem is housing cost. Of the households making less than AMI, 88 percent have a housing cost problem and none of the other housing problems, and a total of 44 percent of the households making less than AMI are severely cost-burdened. The next-most prevalent housing problem is overcrowding: of the 87,275 households making less than 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 burden than other populations. The greatest need for more-affordable housing is small family households and singles (living alone or with roommates), followed by elderly households. As housing costs increase, more elderly persons will likely become cost-burdened or more cost-burdened, as they have relatively fixed incomes. Because incomes 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. Most overcrowded housing units occupied by households making less than 100 percent of AMI are single-family households, and most of those making less than 80 percent of AMI 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 is when an individual or family will imminently lose their primary nighttime residence, provided that their residence will be lost within 14 days of the date of application for homeless assistance; no subsequent residence has been identified; and the individual or family lacks the resources or support networks needed to obtain other permanent housing. Currently this population is predominately represented by individuals and families whose housing stability has been impacted by the COVID-19 pandemic. According to the County Executive in his presentation to the Board of Supervisors for the FY 2022 Advertised Budget, the December 2020 number of jobs in Northern Virginia was down by 67,700 or 4.4 percent from December 2019. Economic pain has been concentrated in lower wage sectors, such as Leisure and Hospitality jobs, which are down 22.3 percent. In Fairfax County, the December unemployment rate was 4.4 percent, much higher than the December 2019 rate of 1.9 percent, though lower than the April 2020 high of 10.2 percent.

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. Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance generally continue to have extremely low incomes under 30 percent of the Area Median Income and are competing in a tighter rental housing and employment market, often with recent blemishes to their credit and rental history.

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 homelessness population is not currently available for Fairfax County. However, some data is available to indicate the economic and housing challenges for county residents.

Empirically, there are predictors for the at-risk homelessness population. The first is determining whether there has been a past homeless experience. This is a useful and strong predictor, as 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 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” section.

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 than that of the category.

Introduction

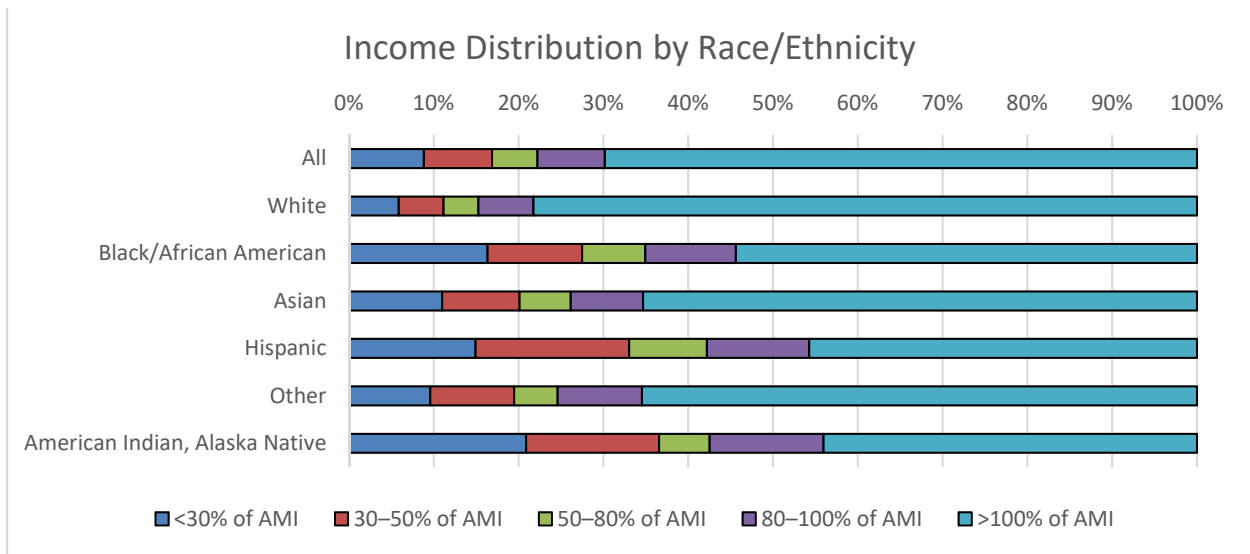
According to HUD, disproportionate need refers to need for a certain race/ethnicity that is more than 10 percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The following tables and analyses identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines:

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 lacks complete plumbing facilities.
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
3. Household is overcrowded and has more than one person per room.
4. Household is cost-burdened, devoting between 30–50% of income to housing costs.

When analyzing the numbers of people affected by housing problems in each racial/ethnic category, knowing the racial/ethnic composition of the whole county is critical. Fairfax County's total population is 1,132,887³. Whites account for 63 percent of the population, Blacks/African Americans for 9 percent, Asians for 19 percent, Other Race for 5 percent, and Two or More Races 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. In the smallest racial/ethnic populations, 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 of AMI range are estimated to experience one or more housing problems; however, the margin of error for this estimate is plus or minus 41 households.

In total, 80.8%, 81.9%, 68.0%, and 51.5% of households earning less than 30% of AMI, 30–50% of AMI, 50–80% of AMI, and 80-100% AMI, respectively, experienced at least one housing problem.

³ The 2016 ACS 5-year estimated is provided here for comparison with the 2012–2016 CHAS.



<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 15 – Disproportionally Greater Need <30% of AMI

Data Source: 2012–2016 CHAS

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

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 16 – Disproportionally Greater Need 30–50% of AMI

Data Source: 2012–2016 CHAS

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

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 1 – Disproportionally Greater Need 50–80% of AMI

Data Source: 2012–2016 CHAS

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

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 2 – Disproportionally Greater Need 80–100% of AMI

Data Source: 2012–2016 CHAS

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

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 17 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 than that of the category.

Introduction

According to HUD, disproportionate need refers to need for a certain race/ethnicity that is more than 10 percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The following tables and analyses identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines:

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 lacks complete plumbing facilities.
 - a. Complete plumbing consists of hot and cold running water, a flush toilet, and a bathtub or shower.
3. Severe overcrowding, that is, more than one and half people per room.
4. Household is cost-burdened, spending over 50% of their income on housing costs.

Overall, 69.7%, 48.6%, 23.8%, and 11.8% of households earning <30% of AMI, 30–50% of AMI, 50–80% of AMI, and 80–100% of AMI, respectively, experienced at least one severe housing problem.

Introduction

<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 19 – Severe Housing Problems <30% of AMI

Data Source: 2012–2016 CHAS

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

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 20 – Severe Housing Problems 30–50% of AMI

Data Source: 2012–2016 CHAS

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

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 21 – Severe Housing Problems 50–80% of AMI

Data Source: 2012–2016 CHAS

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

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 22 – Severe Housing Problems 80–100% of AMI

Data Source: 2012–2016 CHAS

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

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 than that of the category.

Introduction

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

Housing Cost Burden

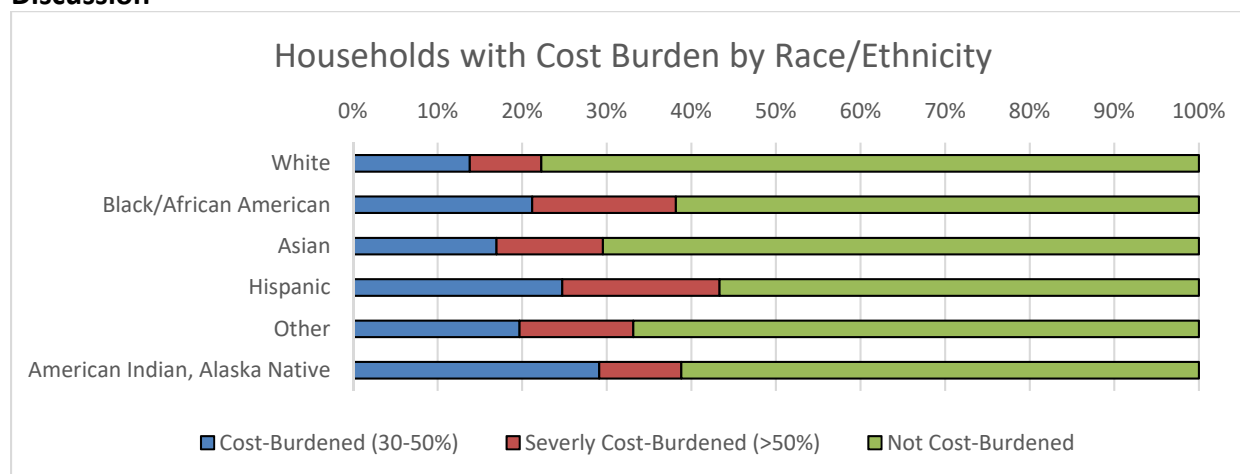
| Housing Cost Burden | <30% | 30–50% | >50% | No/negative income (not computed) |
|--------------------------------|---------|--------|--------|-----------------------------------|
| Jurisdiction as a whole | 281,550 | 64,645 | 44,070 | 3,100 |
| White | 183,375 | 32,855 | 20,100 | 1,460* |
| Black/African 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 23 – Greater Need: Housing Cost Burden AMI

Data Source: 2012–2016 CHAS

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

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; however, 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. However, 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 have the second-largest percentage, whereas 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 ACS 1-year estimates, Fairfax County (50.1%) has a low non-Hispanic White population compared to Virginia (61.3%) and the US averages (60.2%). The five 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%).

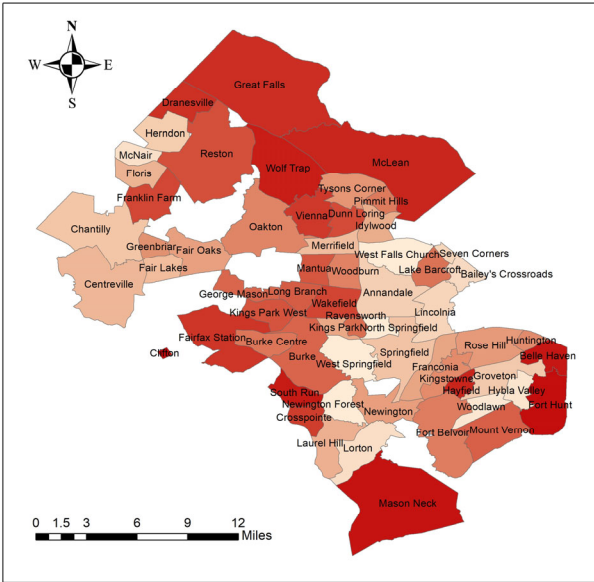
There are 61 Census Designated Places (CDPs) within Fairfax County, 22 of which have more than half the proportion of non-Whites: Annandale, Bailey's Crossroads, Centreville, Chantilly, Fair Lakes, Fair Oaks, Floris, Franconia, Groveton, Herndon town, Hybla Valley, Idylwood, Kings Park, Laurel Hill,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

Top five CDPs with a high share of Blacks: Woodlawn (30%), Lorton (29%), Hybla Valley (25%), Lincolnia (21%), and Fort Belvoir (21%).

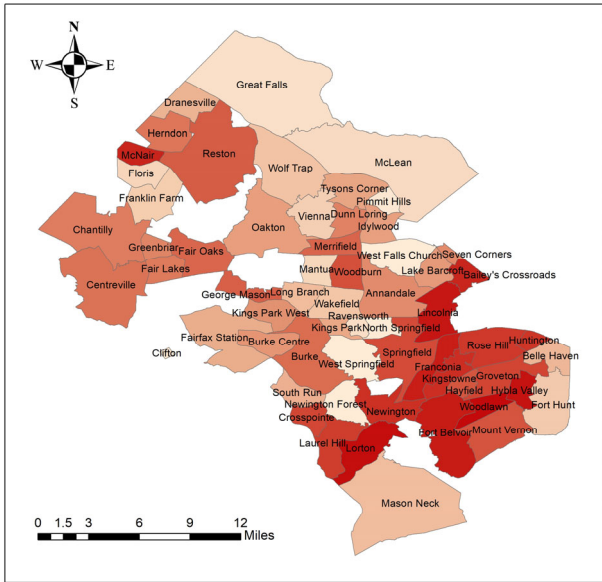
Top five CDPs with a high share of Asians: McNair (42%), Floris (41%), Fair Lakes (37%), Chantilly (32%), and Merrifield (31%).

Top five CDPs with a high share of Hispanics: Woodlawn (42%), Hybla Valley (41%), Seven Corners (37%), Herndon Town (36%), and Bailey's Crossroads (36%).

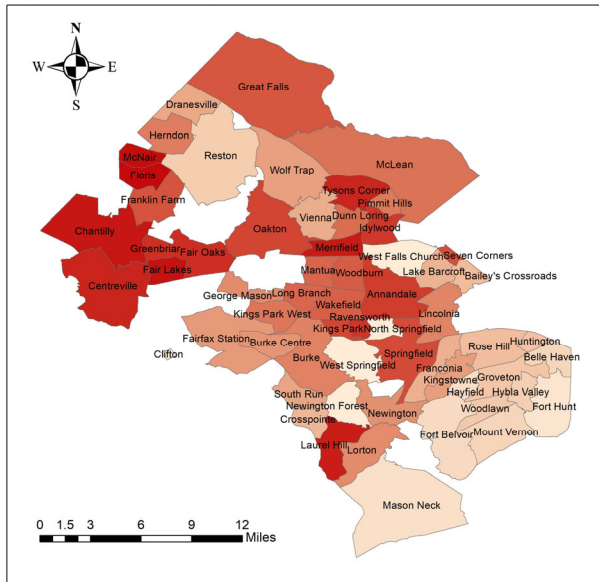
Whites (non-Hispanic) Distribution by Census Designated Place



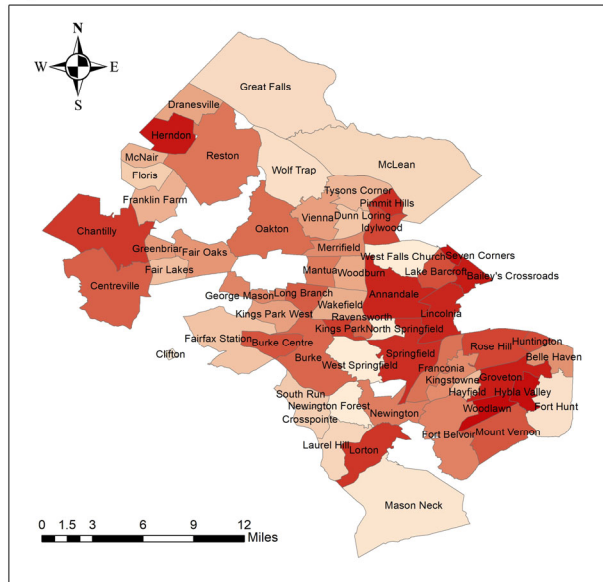
Blacks (non-Hispanic) Distribution by Census Designated Place



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 (PBVs) under the RAD program during FY 2017 and FY 2018. The 317 PBVs indicated here are related to other special allocations, and PBVs were issued to two projects when prior HUD multifamily funding was converted to PBVs.

Totals in Use as of June 2020

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|-------|----------|------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | RAD | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | PBVs | 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 3 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream 1-Year, Mainstream 5-year, and Nursing Home Transition**

Data Source: PIH Information Center (PIC)

Characteristics of Residents

| | Program Type | | | | | | | |
|--|---|---|----------|------------------|--|----------------------------------|----------|----------|
| | RAD Included with Voucher numbers | Vouchers | | | | | | |
| | | Total (without Special Vouchers) | PBVs | Tenant- Based | Homeownership | Special Purpose Voucher | | |
| | | | | | 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 | | | | | | |
| 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 4 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC

Race of Residents

| Program Type | | | | | | | | |
|--|-----|--|------|------------------|-------------------|--|----------------------------------|---------------|
| Race | RAD | Vouchers | | | | | | |
| | | Total (without Special Purpose Vouchers) | PBVs | 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 |
| 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 1-Year, Mainstream 5-Year, and Nursing Home Transition | | | | | | | | |

Table 26 – Race of Public Housing Residents by Program Type

Data Source: PIC

Ethnicity of Residents

| | | Program Type | | | | | | |
|--------------|-----|--|------|------------------|---------------|--|----------------------------------|---------------|
| Ethnicity | RAD | Vouchers | | | | Special Purpose Voucher | | |
| | | Total (without Special Purpose Vouchers) | PBVs | Tenant- based | Homeownership | 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 1-Year, Mainstream 5-Year, and Nursing Home Transition

Table 27 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC

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 that are HCV holders are to obtain safe, decent, and affordable units.

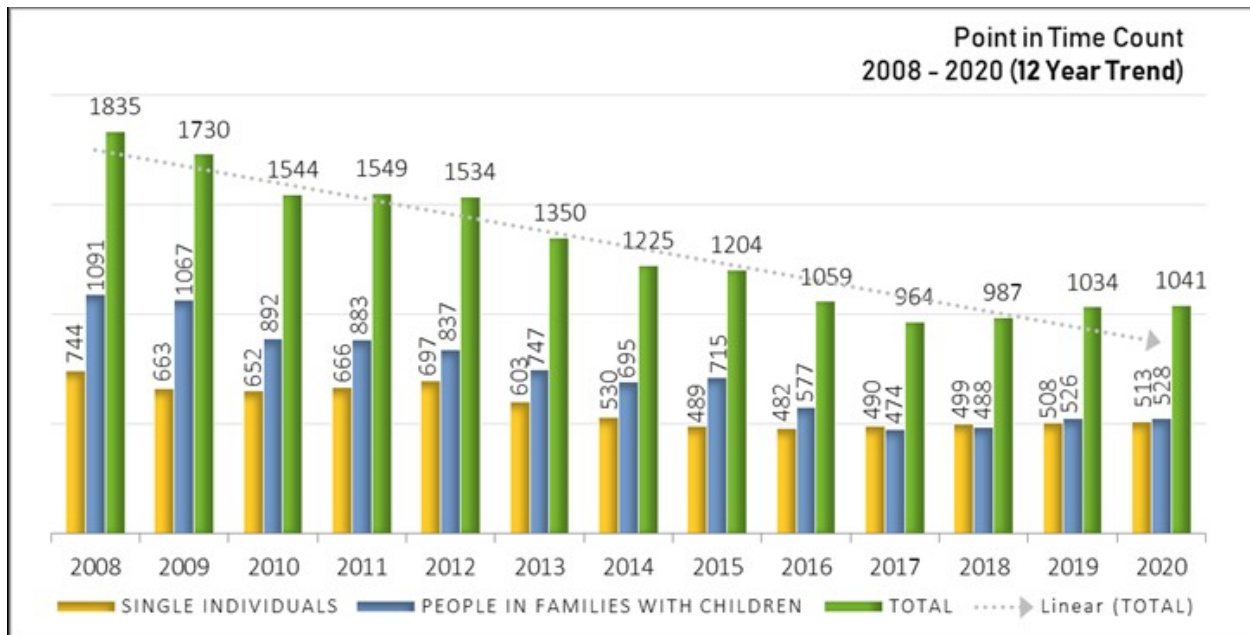
How do these needs compare to the housing needs of the population at large

Although all renters need safe, decent, and affordable units, HCV participants have greater need owing to poor credit history and landlords that are unwilling to rent to HCV holders. As of July 1, 2020, Virginia passed a law that prevents landlords from considering the 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, RRH, and “housing first.” A count of people who are experiencing homelessness is conducted annually in accordance with HUD guidelines, and includes people who are homeless in shelters, in time-limited transitional housing programs, and 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 with those of the 2019 Point-in-Time Count are as follows.



There were 1,041 people who were homeless in the Fairfax–Falls Church Community counted in the 2020 Point-in-Time Count on January 22, 2020. This represents a 1% overall increase (i.e., 7 more people) compared to 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 (including DV Shelter) | 144 | 2% | 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, including clothing, employment, and housing.

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 comprising 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, an 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, a 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 (i.e., head of household less than 25 years of age), an 8% (24) increase from 2019.
- 2% (3) of the families had a veteran head of household, and 8 families had veteran heads of household 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) over 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 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 households of youth under the age of 18 in the youth shelter; there was 1 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, an increase of 8% (117) from 2019.
- 34% (174) of all single individuals were chronically homeless, a 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/African-American individuals experience homelessness in Fairfax County, comprising 58 percent of the identified homeless population; however, only 9 percent of Fairfax

County's residents are Black/African American. White and Black/African-American individuals make up the largest proportion of homeless individuals identified in Fairfax County, 30 and 58 percent, respectively, of the homeless population counted in 2020. The remaining 11 percent of homeless individuals are primarily Asian and multiracial 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, and households with children are all assisted by these programs. In total, 88 persons (8 percent of homeless persons) are unsheltered.

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

Introduction:

This section discusses the characteristics and housing needs of special-needs populations in Fairfax County.

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) have a disability (2018 1-Year ACS). Disabilities are classified in the ACS into six categories—hearing, vision, cognitive, ambulatory, self-care, and independent living difficulty. The most-prevalent disabilities in 2018 were ambulatory (3.5%) and independent living (3.4%), followed by hearing (2.1%), vision (1.3%), cognitive (2.9%), and 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 (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 support. Many individuals across all CSB services need support 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:

A total of 114 cases of HIV were identified in the 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.

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

In 2017, individuals with new HIV cases ranged in age from 2 to 76 years with a median of 36 years. Five pediatric cases of HIV were identified in Virginia, one of which 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 the 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, there were no cases among persons aged 18–24 identifying as White, non-Hispanic, which is the largest racial and ethnic group in Fairfax District.

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)

Fairfax County's 5-year roadmap for creating, maintaining, and funding present and future capital infrastructure requirements, the CIP, 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

- To 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 following needs listed were drawn from the FY 2020–FY 2024 Adopted CIP.

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, a new fire station, a 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. Ongoing infrastructure planning led to the capital program and budget. Infrastructure planning decisions must be made about 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 because they often affect capital facility requirements. Planning for the 5-year CIP period and the subsequent 5 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 following needs listed were drawn from the FY 2020–FY 2024 Adopted 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, 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 approving \$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 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, and 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 county-owned 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 to 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 FY 2020–FY 2024 CIP. Ongoing infrastructure planning led to the capital program and budget. Infrastructure planning decisions must be made about 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 because they often affect capital facility requirements. Planning for the 5-year CIP period and the subsequent 5 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 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 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 aiming to address resident needs in an effective and efficient manner.

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 RTCN.

RTCN RECenter (Hunter Mill District): As part of the development of the RTCN 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 FY 2020–FY 2024 CIP. Ongoing infrastructure planning led to the capital program and budget. Infrastructure planning decisions must be made about 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 because they often affect capital facility requirements. Planning for the 5-year CIP period and the subsequent 5 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 if the householder rate remains steady. The number of low-income households is also expected to increase approximately 18 percent over this period, and the number of householders 65 and older will increase much faster (more than 55 percent between 2018 and 2035). These increases suggest that housing for seniors should be an important consideration for Fairfax County over the next 20 years.

Most housing units in Fairfax County are owner-occupied with three or more bedrooms. Two- and three-or-more-bedroom rental units make up the next largest group. However, most households comprise one or two persons (53 percent and 58 percent among owners and renters, respectively). As the percentage of small-size households continues to increase, the demand for small unit size will likely increase. Small households do not necessarily occupy small units; however, 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 are 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 and owners**, that is, those with incomes at or below 80 percent of AMI, is approximately **37,535 units** and **26,385 units**, respectively.*

Lower-income households do not compete as well as higher-income households for scarce, naturally occurring affordable housing. Therefore, they may be forced to accept substandard, unaffordable, or inappropriate housing to obtain housing at all. 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, that is, they live in substandard housing or spend more than 30 percent of their household income on housing costs. For example, 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, and households in these units are most at risk for lead-based paint (LBP) exposure.

Next, an overview of the market is provided, and details are 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, whereas structures with 20+ units comprise 13 percent.
- As of 2019, 7,349 residential rental units were provided for low-income households in Fairfax County, comprising 5,198 federal program vouchers, 1,992 county program units, and 159 non-profit partnership units.

MA-15 Cost of Housing

- From 2011 to 2018, median household income increased by 16 percent whereas median gross rent and monthly owner costs increased by 16 percent and 2 percent, respectively.
- As of 2016, 65 percent of units are affordable only to households at 80 percent or higher 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 between 1960 and 1979, and 12 percent in 2000 or later, respectively.
- 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 LBP issues.

MA-25 Public and Assisted Housing

- There is no public housing in Fairfax County, as 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

- Non-profits and the Office to Prevent and End Homelessness (OPEH), which is part of the Department of Housing and Community Development (DHCD), offer a range of facilities and services, including homelessness prevention, rapid rehousing, and permanent supportive housing (PSH).

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. This is owing to the expected population growth of older adults, natural growth, and potential impacts of the COVID-19 pandemic, resulting in an increase of non-elderly adults with disabilities.

- Fairfax County Housing and Community Development works together with the Department of Behavioral Health and Disability Services (DBHDS) 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 a 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,” which includes 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 the 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, accounting for more than 39 percent of the county's jobs.

MA-50 Needs and Market Analysis Discussion

- According to analysis performed using the 2012–2016 CHAS, five Census Designated Places (CDPs) have more than 40 percent of households with one 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) and Richmond Corridor/Route 1 (Fort Belvoir CDP, Hybla Valley CDP, & Woodlawn CDP).
- According to analysis performed using the 2012–2016 CHAS, there are three CDPs where the share of ***Black or African American*** households is over 25% (Hybla Valley CDP, Lorton CDP, and Woodlawn CDP in the Richmond Corridor/Route 1 area). Furthermore, there are five CDPs where the share of ***Asian*** households is over 25% (the Fair Lakes CDP, Floris CDP, and McNair CDP in Western Fairfax/Chantilly; the Laurel Hill CDP in the Richmond Corridor/Route 1 area; and the Merrifield CDP in Merrifield). There are four CDPs where the share of ***Hispanic*** households is over 25% (the Groveton CDP, Hybla Valley CDP, Woodlawn CDP, and the Bailey's Crossroads CDP in Western Fairfax/Chantilly and in Richmond Corridor/Route 1 area).

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

- The Fairfax County broadband coverage is 97%, which means that most households have broadband access.
- The main problem in Fairfax County is not availability of service but affordability.
- In Fairfax County, low-cost offerings/options for low-income households were provided by both Cox and Comcast, and Verizon introduced a low-cost option based on the FCC's Lifeline telephone service program during the COVID-19 pandemic.

MA-65 Hazard Mitigation

- Fairfax County is vulnerable to a wide range of natural hazards, including flooding, wind, tornadoes, winter weather, earthquakes, and extreme temperatures.
- People living in poverty have the least resources for adapting to climate change and recovering from natural hazards. People with poor health are more vulnerable to severe heat events and poor air quality, both of which increase owing to climate change.

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

Introduction

Fairfax County had 415,485 housing units in 2018. Single-family detached homes account for 47 percent of the housing stock, whereas 20+-unit structures comprise 13 percent. A total of 69 percent of county housing units have 3 or more bedrooms. The Fairfax County Redevelopment and Housing Authority (FCRHA) provides affordable housing programs for both owners and renters to qualified county residents. As of 2019, 7,349 residential rental units were provided for low-income households in Fairfax County, comprising 5,198 federal program vouchers, 1,992 county program units, and 159 non-profit partnership units.

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 28 – Residential Properties by Number of Units

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 29 – Residential Properties by Number of Units and Tenure

Data Source: 2018 ACS 1 year, Table B25032

Data Note: *The coefficient of variation is greater than 15% for this estimate and is therefore 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 comprised of other dwellings, such as mobile homes,

boats, RVs, and vans. The proportion of single-family homes in Fairfax County in 2018 was higher than the proportion nationwide (67.2%) and in the DC metro area (65.3%) but lower than that Virginia (72.0%). In addition, 89 percent of owners live in single-family homes, which is like the nationwide (88.3%), Virginia (91.0%), and DC metro (89.4%) numbers.

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 30 – 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 is therefore 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 11 – Household Size by Tenure

Data Source: 2018 ACS 1 year, Table B25009

Unit Size by Tenure Narrative

Most housing units in Fairfax County are owner-occupied units with three or more bedrooms. Two-bedroom rental units and three-or-more bedroom rental units make up the next-largest group. Most households are one-person and two-person households, representing 52 percent and 58 percent of owners and renters, respectively. The demand for small unit size will likely increase as the number of such households increases. Although one- and two-person households may not choose small units, such units may be more affordable in Fairfax County where housing costs are high.

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), Rental Assistance Demonstration-Project Based Voucher (RAD-PBV), Fairfax County Rental Program (FCRP), and Bridging Affordability are programs 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, which meets the federal definition of “extremely low income.” In total, 7,349 residential rental units were provided for low-income households in Fairfax County, comprising 5,198 federal program vouchers, 1,992 county program units, and 159 non-profit partnership units.

The HCV and RAD-PBV programs are supported by HUD and serve households with incomes up to 50 percent of AMI. In 2019, 5,198 vouchers were authorized by HUD (including 1,060 PBV-RAD units¹). The average household income served in FY2019 was \$18,557, which is approximately 19 percent of AMI for a two-person household, and most new lease ups were for households earning up to 30 percent of AMI.

The FCRP includes all rental property owned by the FCRHA (with some loans and partnerships) and developed with funds other than public housing funds. This program includes housing for families, single persons, seniors, and supportive housing for special populations. The FCRP serves a range of households with extremely low to moderate incomes, depending on the program component used. Excepting HCV-assisted units, all units have a minimum rent requirement and thus a minimum income for eligibility. The FCRP generally serves working households with incomes higher than those in the HCV programs. In 2019, there were 1,992 multifamily units in the program and average household income was \$44,584, which was approximately 41 percent of AMI for a three-person household.

Bridging Affordability is a local program that provides case management and supportive services like job training and financial education as well as rental assistance for up to 24 months. The program is a collaborative among 14 Fairfax County nonprofit agencies and 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 that are living or working in Fairfax County. In 2019, 159 households participated in the program, and average household income served was \$21,537, or approximately 18 percent of AMI for a four-person household.

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

¹ All existing Fairfax County public housing units have been converted to RAD-PBV. The units were built or acquired using federal funds.

According to the National Housing Preservation Database accessed in 2020, there were 1,486 units with subsidy end dates of 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.

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

Only 1.6 percent of the county’s dwelling units are efficiency units (zero bedrooms). There are approximately 43,128 one-bedroom and 83,439 two-bedroom units, comprising 10.4 percent and 20.1 percent of the housing stock, respectively. The majority of the county’s housing stock is comprised of three-or-more-bedroom units. Based on the type and size of households in Fairfax County, there are too few small dwelling units: Although small families and individuals make up 49 percent of Fairfax County’s households, only 32 percent of the county’s housing stock is made up of efficiency, one-, and two-bedroom units.

The need for more affordable housing for low and moderate-income households is indicated by prevalence of housing conditions and the affordable housing gap. Furthermore, the county anticipates greater need for housing to accommodate aging adults based on household projections, which is 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. In addition, 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. Because 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 US housing market saw an increase in rental preferences and a decline in homeownership.²³ The number of renters has increased across all ages, races, and household types, and the homeownership rate declined continuously until stabilizing in 2016. Although demand for homeownership opportunities may increase owing to the strengthening of the economy, entry of millennials into the housing market, and financial and wellness implications of COVID-19, uncertain future economic, credit, and housing market conditions make homeownership trends less predictable. Soaring rental demand in a relatively tight rental market made the rental market extremely tight, causing an increase in real rents over the past 5 years. The supply of rental housing was concentrated in high-end apartments that did not meet the housing demand of low-income households. Median contract rent increased by 20 percent from 2011 to 2018, and median household incomes and median home value increased by 16 and 18 percent, respectively, over the same period. Because low-income households are mostly renters, a rent increasing faster than income may have created more low-income rent burden. Although home values have also increased, monthly owner cost increases have been modest owing to sustained low mortgage rate, suggesting that income inequality between owners and renters may have deepened.

To evaluate the discrepancy between supply and demand of housing for low-income households, VCHR used 2012–2016 CHAS data to estimate the housing affordability gap for Fairfax County, which is the difference between the number of affordable units needed and that available. Of the 130,765 rental units in Fairfax County, about 65 percent of units are affordable only to households with 80 percent or 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 incomes. 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. Moreover, 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, indicating 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 32 – 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 33 - Rent Paid

Data Source: 2018 ACS 1 year, Table B25063

Cost of Housing Narrative

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

Median contract rent in 2018 was \$1,749 (2018 ACS 1-year estimates), whereas median gross rent

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

(which includes utilities) was \$1,851. At 35 percent of a household’s income, \$1,851 in rent would imply household income of \$63,462 per year. Approximately 26,307 households paid \$1,499 or less monthly rent and 69,807 households earned less than \$50,000 in 2018 (2018 ACS 1-year estimates), implying 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 | 45,695 |

Table 34 – 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 35 – 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 of AMI, whichever is lower.

Low HOME Rent: Equal to 30 percent of the adjusted income of a family whose income equals 50 percent of 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 insufficient rental units in the county to accommodate all extremely low- and very low-income households. About 40 percent of rental units and 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. Based on data provided in the Affordable Housing Gap Analysis, at least 12,115 additional rental units affordable for individuals making 30 percent of AMI or less are required to relieve housing cost burden among extremely low-income renter households. Affordable units for extremely low-income households would free up the units that these households occupy, allowing some higher-income households to then choose more affordable housing.

As in the case of renter-occupied households, a substantial number of low- and moderate-income homeowners are cost burdened. A total of 63 percent of owner households (approximately 34,555 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 is affordable to very low-, low-, and moderate-income households is occupied by households with higher incomes. Thus, 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 and monthly owner cost respectively increased by 2 percent and 16 percent from 2011 to 2018, while median income increased by 16 percent. Housing affordability has not improved, because the increase in income is not greater than that in rent. The total number of households who spend more than 30% of their income on housing costs has decreased since 2011; however, housing cost burden among extremely low- and very low-income households has increased. In addition, whereas the number of cost-burdened owners has decreased, that of cost-burdened renters 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 and median gross rent in 2018 were \$1,749 and \$1,851, respectively, which were higher than those of the Washington metro area at \$1,540 and \$1,670, respectively. Because FMRs are based on the metro area and the Fairfax County median rent is substantially higher than the Washington metro area median rent, Fairfax County median rent is likely higher than FMR for each type of unit (efficiency, 1 bedroom, and 2 bedroom) as well. Moreover, Fairfax

County median gross rent is higher than FMR for a 2-bedroom unit but less than that for a 3-bedroom one and higher than High HOME rent for a 3-bedroom unit but less than that for a 4-bedroom one.

Additional rental programs in the county, such as ADU and WDU, are intended to supplement those programs where rents are prescribed by FMR and HOME rent to create access to affordable rentals 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. Households need assistance to maintain a safe and affordable home for issues such as housing cost, unit condition, the number of people that are occupying the unit, or exposure to lead paint.

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 36 - 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 is thus unreliable. Because very few households experience at least three out of 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 here. In total, 22 percent of owners and more renters experienced housing-related conditions that indicate that the quality of living or housing may be substandard.

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 37 – Year Unit Built

Data Source: 2018 ACS 1 year, table B25036

Year Unit Built Narrative

Most housing units in Fairfax County were built between 1960 and 1999. Approximately 39 percent, 35 percent, and 12 percent of all units were built between 1980 and 1999, 1960 and 1979, and before 1960, respectively, whereas 11 percent and 3 percent of units were built between 2000 and 2009 and after 2010, respectively. Whereas the percentage of owner- and renter-occupied units built in each period are relatively similar, renter-occupied units are somewhat newer (i.e., 8 percent more renter-occupied units were 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 | 133,253 | 49 | 51,296 | 42 |
| Housing Units build before 1980 with children present | 19,259 | 7 | 19,610 | 16 |

Table 38 – Risk of Lead-Based Paint

Data Source: 2018 ACS (total units) 2012–2016 CHAS (units with children in household)

Risk of Lead-Based Paint Hazard Narrative

Owing to known serious health implications, LBP was prohibited in 1978 by federal regulations. However, LBP 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, which is based on the American Community Survey (ACS) 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, increasing risk for LBP issues.

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

The Fairfax County Health Department provides free blood lead level testing for children under the age of 6 without health insurance. Testing results from private health providers that reveals an elevated blood lead level of 10 micrograms per deciliter or greater for these children 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 VDH.

Vacant Units

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

Table 39 - Vacant Units

Vacant Units Narrative

Although data for this table is not available, limited data is available from the ACS. According to the 2018 ACS 1-year estimates, there are 18,857 vacant units accounting for 4.5 percent of the housing stock. Market vacancies, that is, for-sale or for-rent units, account for 41 percent of vacancies. The market

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

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

As the existing housing stock ages, there is more need for affordable repair and improvement or replacement. In addition, 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 (and 22 percent of owners) reported one of the “selected conditions” that indicate that the quality of living or housing may be substandard. Whether these conditions are physical or financial, they indicate that the housing stock that these households inhabit is substandard or that they may struggle to maintain the property given their financial burden.

Estimate the number of housing units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. 91.205(e), 91.405

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 may have LBP hazards.

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

The Fairfax County Health Department provides free blood lead level testing for children under the age of 6 without health insurance. Testing results from private health providers that reveals an elevated blood lead level of 10 micrograms per deciliter or greater for these children 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 VDH.

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 1-Year, Mainstream 5-Year, and Nursing Home Transition | | | | | | | | | |

Table 40 – Total Number of Units by Program Type

Data Source: PIH Information Center (PIC)

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 41 - 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 (CSB) are targeted to serve people experiencing homelessness and are unsheltered. Staff from both agencies (i.e., 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 CSB 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, education, 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 as both a source for information and as a 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 homeless assistance programs are offered through the OPEH, which is part of the DHCD. 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 PSH. Emergency shelters are available for the general population of households with adults and children, as well as for households with only adults. Some shelters such as Artemis House are dedicated to victims and survivors of domestic violence. Most shelter beds are year-round; however, additional shelter capacity is added during the winter months to prevent deaths due to hypothermia.

Other county departments, such as the CSB and the Health Department, 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. HUD supports rapid rehousing and PSH through its Continuum of Care (CoC) program, which is critical for serving chronically homeless individuals in Fairfax County through nonprofits such as Pathway Homes. HUD's Emergency Solutions Grant (ESG) supplements local funding to support homelessness prevention and rapid rehousing assistance. The DHCD 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 PSH 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 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 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 (i.e., 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.

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, whereas others were garnered by successfully competing in grant processes like the national CoC program.

Four of the Fairfax County shelters are slated for redevelopment or replacement owing to resources provided by a voter-approved human services bond in 2016. The first of those shelters, Baileys Shelter

and Supportive Housing, opened its doors in 2019 with the addition of medical respite beds and PSH as well as an 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 PSH beds to accommodate the population's needs. Concurrently, 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. With the increase in housing opportunities and a more rapid rate of rehousing, the number of people experiencing homelessness should 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 the CoC underwent a process of reflecting on lessons learned and shared the 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](#)" which includes strategies, indicators, and metrics specific to homelessness.

Owing 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 while respecting the need for residents to focus on their families and their health during the pandemic. An outline on holding community meetings as well as a timeline for board consideration and approval will be provided shortly.

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. This is owing to the expected population growth of older adults, natural growth, and potential impacts of the COVID-19 pandemic, resulting in an increase of non-elderly adults with disabilities.

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 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 support. Many individuals across all CSB services need support 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 the continued use of existing resources for these individuals over the next 5 years. These needs are broken down by category in the following sections.

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

Of the 749 individuals in CSB with mental health and substance use that have housing needs in 2020, 54 persons with mental health issues are over the age of 60. Of those individuals, 33 percent need affordable housing with no support and 30 percent require 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 support. However, 9 out of 16 individuals with intellectual or development disabilities over the age of 60 need residential support. 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 support. The CSB intends to utilize housing location services to begin serving individuals with intellectual or development disabilities that need residential support, which is assistance with finding housing that the individual can afford through Medicaid waivers and a new tenancy support project with

funding from DBHDS. Using Medicaid waivers, housing guide services are a covered service that includes the location, leasing, and maintenance of housing for this population. With funds through provided the tenancy support project, individuals on the waiver waitlist can also be referred to and served the same services.

In addition to and in collaboration with these resources, the DHCD works together with the DBHDS to provide short-term rental assistance vouchers to the population covered here to help subsidize individuals that need to live independently and cannot afford FMR.

Persons with alcohol or other drug addictions

A CSB point-in-time survey of 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 and 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 CSB point-in-time survey across mental health programs 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. In total, 227 of those individuals need affordable housing with no support, whereas 158 of those individuals need supervised support that ranges 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 listed here as vacancies permit. When vacancies are not available, referrals are put into a pool where they 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 support. Diversion First Housing is a PSH program that offers such support and is designed to

prevent repeat encounters with the criminal justice system, improve public safety, promote a healthier community, and be a more cost-effective and efficient use of public funding.

Sustain PSH:

The Sustain program offers housing units administered and managed through Pathway Homes. The CSB partners with Pathway Homes to provide referrals for adults with serious mental illnesses (as defined by DBHDS) and are prioritized in the following categories:

- Patients in state psychiatric facilities who are interested in and eligible for PSH.
- Chronically homeless or currently 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 these housing programs, the CSB holds a contract based on the DMAS Mental Health Skill Building Services offered to those in PSH programs that require such support and allows those without Medicaid to get the services needed.

CSB also directly offers a CoC with varying levels of intensity for people who need support in housing programs where persons have returned from mental and physical health institutions. Those with or without insurance can receive such care.

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 OPEH merged with the 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 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 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 various affordable housing

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

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)

Describe any negative effects of public policies on affordable housing and residential investment

Whereas public housing policies are clearly designed 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 efficient allocation of resources, 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.
 - To meet the continuum of need, the county needs more land use flexibility to increase the development of a range of housing options, including efficiencies and microunits.

- 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 HCV program relies on the availability of landlords who will accept rental assistance and landlords that accept vouchers and do not put extra requirements on tenants that prevent them from living there.

- Difficulties in allocating resources efficiently
 - Owing to multiple funding sources governing the various affordable housing programs and assets in Fairfax County as well as 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 does not qualify. For example, there are low- and moderate-income families who earn between 70 and 80 percent of AMI but do not qualify for programs such as the First-Time Homebuyers program or housing produced using low-income housing tax credits (LIHTCs).
 - The county's policy calling for a one-for-one replacement of affordable housing units should remain and be a central consideration in redevelopment planning.
 - Greater integration of non-profit activities into county strategic activities is needed. Data is essential for supporting affordable housing decisions. Federal expectations and state requirements impact how people collect data; however, local requirements may differ. Public policy can improve the reinforcement of these data collection resources.
 - Equal access to housing opportunities should be promoted.
 - Equal opportunity to find and maintain appropriate affordable housing should be maintained.

- Needs to improve housing services
 - There are insufficient services available using current policy and funding to ensure that households who receive affordable housing can be successful in that housing. For services that do exist, there are specific eligibility criteria.
 - Availability timing of services and housing is a negative effect of current public policy for affordable housing. Services and housing must be prioritized concurrently 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 an issue for CSB, which does not discharge people without a safe place to go. Therefore, new people cannot enter the program for help when there is insufficient space.
 - One major barrier is motivation to move along the housing CoC. Program participants need access to services and incentives to move toward self-sufficiency to the greatest extent possible, consistent with the FCRHA 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 ACS, 65 percent of Fairfax residents in the 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 degrees have a median income of \$106,704. The largest employment sector within Fairfax County is Professional, Scientific, Management, and Administrative Waste Management Services, accounting for more than 39 percent of the county's jobs.

In 2018, the unemployment rate was 3.7 percent, and it has remained below 3 percent from then until the pandemic. Unemployment rates have catastrophically increased throughout Virginia since April 2020, and the current unemployment levels are unacceptable. Although Fairfax County's unemployment rate has been declining since it hit 10 percent, the future remains 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 42- Business Activity

Data Source: 2018 ACS 1-year estimates (workers), 2018 Longitudinal Employer–Household Dynamics (jobs)

The total number of jobs in Fairfax County is greater than the total noted in this table and represents the total number of jobs in the industry sectors listed.

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 43 - Labor Force

Data Source: 2018 ACS 1-year estimates

| 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 44 – Occupations by Sector

Data Source: 2018 ACS 1-year estimates

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 45 - Travel Time

Data Source: 2018 ACS 1-year estimates

Education:

Educational Attainment by Employment Status (Population Aged 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 |

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| High school graduate (includes equivalency) | 61,186 | 3,131 | 14,523 |
| Some college or Associate's degree | 87,649 | 2,232 | 20,142 |
| Bachelor's degree or higher | 333,740 | 8,600 | 46,768 |

Table 2 - Educational Attainment by Employment Status

Data Source: 2018 ACS 1-year estimates

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 47 - Educational Attainment by Age

Data Source: 2018 ACS 1-year estimates

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 48 – Median Earnings in the Past 12 Months

Data Source: 2018 ACS 1-year estimates

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

More than 39 percent of the jobs in Fairfax County are in the Professional, Scientific, Management, and Administrative Waste Management Services employment sectors. The next-largest sectors are education and healthcare services; retail trades; arts, entertainment, recreation, and accommodation

and food services; and finance, insurance, real estate, and rental and leasing. Although the jobs listed in the sectors included in this table make up the majority (more than 81 percent) of jobs in Fairfax County, not all jobs are included in the 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 may differ based on industry concentrations and workforce characteristics, Virginia Workforce Areas were designated primarily based on workforce and training connectivity along with regional economic development alignment.

To meet the growing demand of top industries in Northern Virginia to fill the thousands of new jobs that are projected over the next 5 to 10 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 that 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 Trades (7,627), and Public Administration (5,539).

As of September 2020, the top 10 advertised positions are as follows:

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, which is the fastest-growing occupational group. Virginia has the second-highest concentration

of science, technology, engineering, and mathematics (STEM) jobs in the country, 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 cybersecurity companies in Virginia. All top 10 global IT services companies have a presence in Virginia, including IBM. Although the federal government is a primary customer for many of Virginia’s cyber companies, other industries such as financial services and healthcare demand cybersecurity 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, having completed an associate’s degree or less education.

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

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 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 online-only 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 were IT, administrative, hospitality, construction, retail, and food services, some of which 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.

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

With more than 65% of 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 education requirements for the most-recent jobs postings, 73% of all advertised jobs require at least a bachelor's degree. In addition, 22% require at least a high school diploma or equivalent, and 5% require at least an associate's degree.

Fairfax County residents are overwhelmingly (nearly 60%) working in management, business, science, and arts occupations, whereas more than 30% work in service and office as well as sales-related occupations; in total, 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.

SkillSource also 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 have 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 over the age of 55 who wish to return to the workplace. SkillSource is also a Ticket to Work Employment Network, supporting adults receiving Social Security Disability payments while 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 where SkillSource assists and supports the FCRHA's Section 3 initiative. This 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 setup 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.

Through the Fairfax County Economic Development Authority, Fairfax County is in the early stages of working on a regional economic development strategy (REDS) for the Washington–Arlington–Alexandria Metropolitan Statistical Area. The REDS goal is 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, unites for this purpose by working together related to common interests and opportunities for collaboration and by identifying 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.

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 affordable taxes. The EAC strategic plan is divided into four focus areas, people, places, employment, and governance, and goals have been established for 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. These districts and hubs should be incorporated early during the land use planning process and considered an important component of the county’s placemaking efforts. The innovation centers or similar hubs should be designated for special treatment for development applications (e.g., concurrent processing) and proactive amendment of the Comprehensive Plan to provide greater development flexibility in the area(s). The creation of an innovation ecosystem, including the incorporation of graduate student and family housing, should be fostered to attract researchers and graduate students. Potential focus industries include high tech, data analytics, cybersecurity, life and health sciences, and light manufacturing, and small businesses should have an integral role. Non-technical small business opportunities, such as those for food entrepreneurs in a food hub, should also be considered. Greater use of transit should be incorporated into Comprehensive Plan updates associated with the county’s activity centers.

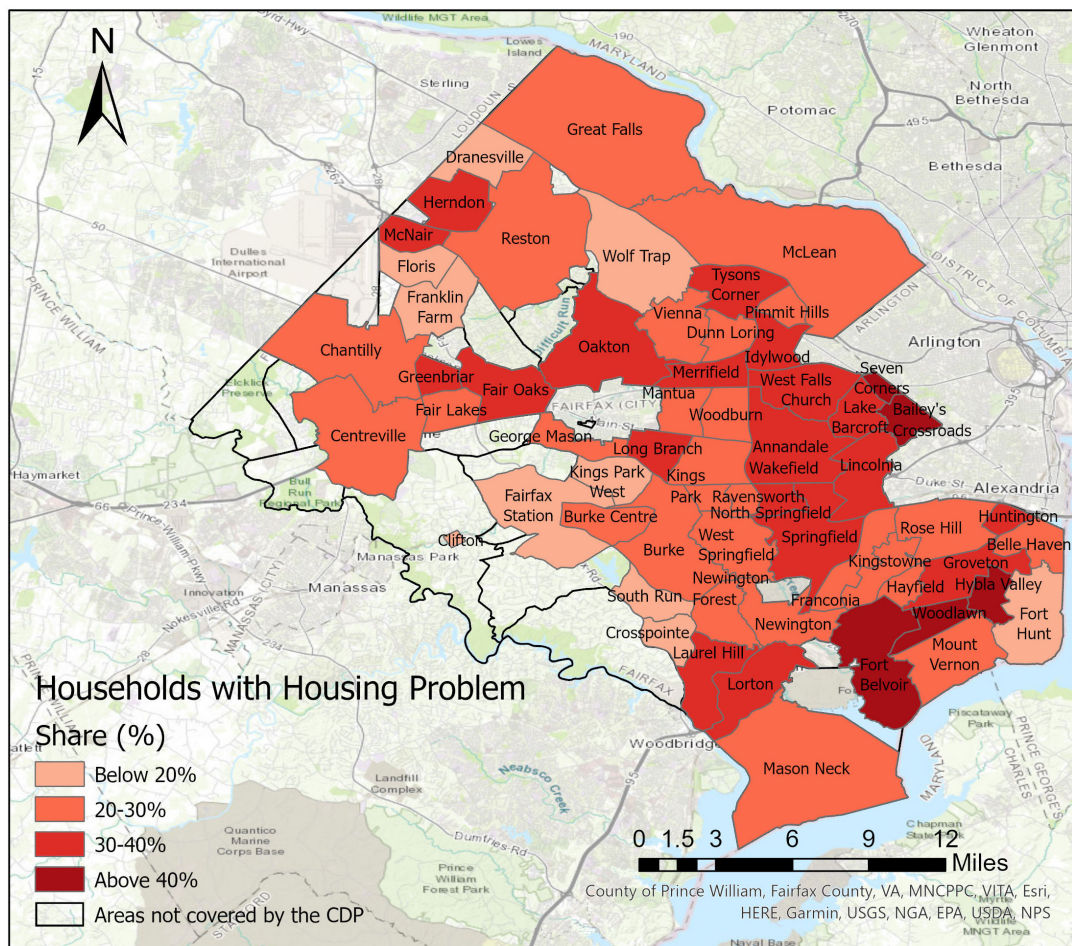
Some EAC goals will be coordinated with the Consolidated Plan. For example, the EAC strategic plan states that “the county will encourage all who want to live in Fairfax to be able to do so, and will encourage public and private actions that support the county’s workforce housing policies and the provision 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")**

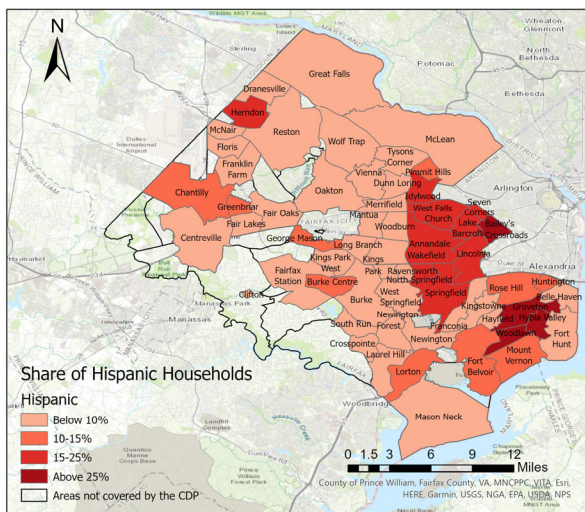
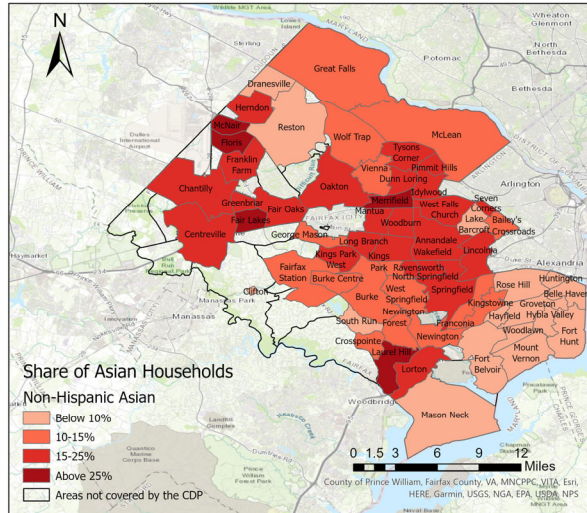
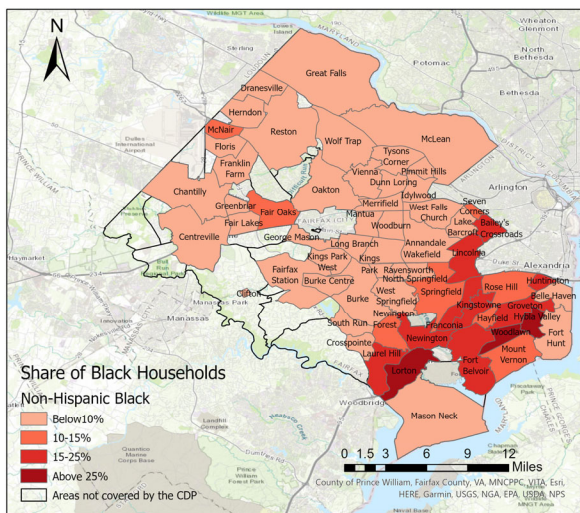
While CHAS provides with data at the census tract and Census Designated Place (CDP) level which are levels smaller than the county, data at the census tract level is mostly unreliable. Therefore, CDP data was used as the most-reliable CHAS sub-county level data.

A concentration is defined as an area with more than 40 percent of households with one or more housing problems. According to an analysis performed using 2012–2016 CHAS data, five CDPs have more than 40 percent of households with one 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*) and **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 analysis performed using the 2012–2016 CHAS, there are three CDPs where the share of **Black or African American** households is over 25% (*Hybla Valley CDP, Lorton CDP, and Woodlawn CDP* in the **Richmond Corridor/Route 1** area). Furthermore, there are five CDPs where the share of **Asian** households is over 25% (the *Fair Lakes CDP, Floris CDP, and McNair CDP* in **Western Fairfax/Chantilly**; the *Laurel Hill CDP* in the **Richmond Corridor/Route 1** area; and the *Merrifield CDP* in **Merrifield**). There are four CDPs where the share of **Hispanic** households is over 25% (the *Groveton CDP, Hybla Valley CDP, Woodlawn CDP, and the Bailey's Crossroads CDP* in **Western Fairfax/Chantilly** and **Richmond Corridor/Route 1**).



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

The **Bailey's Crossroads CPD** is located in the eastern portion of Fairfax County in an area bounded by Annandale and Lincolnia, Arlington County and the City of Alexandria. The major thoroughfares that run through Bailey's Crossroads include Route 7 (Leesburg Pike) and Route 244 (Columbia Pike). A variety of regional retail shopping, restaurants and businesses are available at the Bailey's Crossroads Community Business Center (which includes 3 regional centers) 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 include townhouses and apartment housing units located along the major thoroughfares as well as established predominantly stable residential neighborhoods.

| Bailey's Crossroads Socioeconomic Data | |
|---|------------|
| Source: Fairfax County Department of Neighborhoods and Community Services | |
| Total Population | 24,180 |
| Total Households | 9,140 |
| Median Household Income | \$66,995 |
| Unemployment Rate | 5.4% |
| Families Below Poverty Rate | 16.4% |
| Median Age | 34.7 years |
| Foreign Born Population | 51.7% |

The **Fair Lakes, Floris and McNair CPDs** are located in the Western Fairfax/Chantilly region of the northwest region. The region is 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 is characterized by suburban 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. **Fair Lakes** is an upscale residential community of condominiums, apartments and commercial buildings, including hotels and shopping centers. **McNair** is a 264-acre residential community of single-family homes, townhomes, condominium and rental apartments.

| Fair Lakes Socioeconomic Data | |
|---|------------|
| Source: Fairfax County Department of Neighborhoods and Community Services | |
| Total Population | 8,399 |
| Total Households | 3,213 |
| Median Household Income | \$119,967 |
| Unemployment Rate | 1.5% |
| Median Age | 34.9 years |
| Families Below Poverty Rate | 3.6% |
| Foreign Born Population | 33.1% |
| College Degree | 68.3% |

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% |
| Race/Ethnicity Demographics | | | |
| 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% |

| McNair Socioeconomic Data | |
|---|-----------|
| Sources: Data USA*, a Deloitte, Datawheel and MIT Professor Cesar Hidalgo partnership for the analysis of socioeconomic data to inform policy | |
| Total Population | 20,800 |
| Total Households | 7,730 |
| Median Household Income | \$105,763 |
| Unemployment Rate* | 4.5% |
| Median Age | 32.1years |
| Families Below Poverty Rate | 3.8% |
| Foreign Born Population | 44.5% |

* The Data USA report and data can be found at <https://datausa.io/profile/geo/mcnair-va>. The unemployment rate is found at [McNair, VA - City Report, Stats & Information | Homefacts](#).

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% |

The **Fort Belvoir CPD** area surrounds and includes the Fort Belvoir Army Installation located in southern Fairfax County. It is adjacent to Mount Vernon, the historic home of President George Washington, and near to the historic Woodlawn Plantation. The main roads include Route 1, Richmond Highway and Mount Vernon Highway. Fort Belvoir is a mixed residential and community area of single-family homes, apartments and commercial buildings, including hotels and retail shopping.

| Fort Belvoir Socioeconomic Data | |
|--|------------|
| Source: Fairfax County Department of Neighborhoods and Community Services | |
| Total Population | 7,967 |
| Total Households | 1,865 |
| Median Household Income | \$77,263 |
| Unemployment Rate | 7.6% |
| Median Age | 20.4 years |
| Families Below Poverty Rate | 3.2% |
| Foreign Born Population | 3.9% |
| College Degree | 44.4% |

The **Groveton CPD** is located in southeastern Fairfax County north of Hybla Valley and Woodlawn, and south of the City of Alexandria. Route 1 (Richmond Highway) is the main road that runs through Groveton. The area includes several established neighborhoods of predominantly single-family homes but also includes the Beacon Hill Shopping Center and surrounding retail stores.

| Groveton Socioeconomic Data | |
|---|------------|
| Source: Fairfax County Department of Neighborhoods and Community Services | |
| Total Population | 16516 |
| Total Households | 5,716 |
| Median Household Income | \$95,259 |
| Unemployment Rate | 3% |
| Median Age | 35.8 years |
| Foreign Born Population | 34.6% |
| College Degree | 44.1% |

The **Hybla Valley CPD** is located in western Fairfax County located near the intersection of Route 50 (Fairfax Boulevard) and Interstate 66. The main roads include Fair Lakes Parkway, Fairfax County Parkway, West Ox Road, Monument Drive and Stringfellow Road. It is bordered on the south by Route 29 (Lee Highway), to the west by Centreville and to the east by Fair Oaks. It is an upscale residential community of condominiums, apartments and commercial buildings, including hotels, shopping centers and the Fairfax County Government Center.

| Hybla Valley Socioeconomic Data | |
|---|------------|
| Source: Fairfax County Department of Neighborhoods and Community Services | |
| Total Population | 17,069 |
| Total Households | 5,587 |
| Median Household Income | \$59,063 |
| Unemployment Rate | 6.9% |
| Families Below Poverty Rate | 32.8% |
| Median Age | 32.8 years |
| Foreign Born Population | 38.9% |
| College Degree | 32.8% |

The **Laurel Hill CPD** is located in western Fairfax County located near the intersection of Route 50 (Fairfax Boulevard) and Interstate 66. The main roads include Fair Lakes Parkway, Fairfax County Parkway, West Ox Road, Monument Drive and Stringfellow Road. It is bordered on the south by Route 29 (Lee Highway), to the west by Centreville and to the east by Fair Oaks. It is an upscale residential community of condominiums, apartments and commercial buildings, including hotels, shopping centers and the Fairfax County Government Center.

| Laurel Hill Socioeconomic Data | |
|---|------------|
| Source: Fairfax County Department of Neighborhoods and Community Services | |
| Total Population | 8,020 |
| Total Households | 2,665 |
| Median Household Income | \$117,914 |
| Unemployment Rate | 5.1% |
| Median Age | 38.9 years |
| Families Below Poverty Rate | 4.3% |
| Foreign Born Population | 34.5% |
| College Degree | 58.7% |

The **Lorton CPD** is located in western Fairfax County located near the intersection of Route 50 (Fairfax Boulevard) and Interstate 66. The main roads include Fair Lakes Parkway, Fairfax County Parkway, West Ox Road, Monument Drive and Stringfellow Road. It is bordered on the south by Route 29 (Lee Highway), to the west by Centreville and to the east by Fair Oaks. It is an upscale residential community of condominiums, apartments and commercial buildings, including hotels, shopping centers and the Fairfax County Government Center.

| Lorton Socioeconomic Data | |
|---|------------|
| Source: Fairfax County Department of Neighborhoods and Community Services | |
| Total Population | 20,871 |
| Total Households | 6,573 |
| Median Household Income | \$106,847 |
| Unemployment Rate | 3.8% |
| Families Below Poverty Rate | 8.8% |
| Median Age | 35.5 years |
| Foreign Born Population | 35% |
| College Degree | 44.3% |

The **Merrifield CPD** is a suburban area located south of Interstate 66 in the northeastern portion of Fairfax County and south of the Tyson’s Corner Shopping Centers. Regional and local access to Merrifield also is provided by Interstate 495 (the Capital Beltway), Route 29 (Lee Highway), Route 50 (Arlington Boulevard) and Gallows Road. Merrifield is characterized by a mix of uses, including hotel, light industrial, medical, office, residential, restaurants and retail.

| Merrifield Socioeconomic Data | |
|---|------------|
| Source: Fairfax County Department of Neighborhoods and Community Services | |
| Total Population | 18,297 |
| Total Households | 6,894 |
| Median Household Income | \$114,219 |
| Unemployment Rate | 2.0% |
| Homeownership Rate | 39.6% |
| Families Below Poverty Rate | 8.3% |
| Median Age | 33.2 years |
| Foreign Born Population | 43.1% |
| College Degree | 67% |

| Merrifield Race/Ethnicity Demographics | |
|---|-------|
| African American | 8.5% |
| Asian | 31.4% |
| Hispanic | 10.3% |
| White | 41.7% |

The **Woodlawn CPD** is located in the southeastern portion of Fairfax County, south of Fort Belvoir. It is characterized by suburban neighborhoods of both large single-family detached homes and apartments. The area is anchored by the Historic Woodlawn Plantation.

| Woodlawn Socioeconomic Data | |
|---|------------|
| Source: Fairfax County Department of Neighborhoods and Community Services | |
| Total Population | 24,351 |
| Total Households | 7,212 |
| Median Household Income | \$75,662 |
| Unemployment Rate | 6.5% |
| Families Below Poverty Rate | 12.9% |
| Median Age | 31.7 years |
| Foreign Born Population | 37.4% |
| College Degree | 25% |

Are there any community assets in these areas/neighborhoods?

The **Bailey’s Crossroads CPD** There are two large regional retail centers in Bailey’s Crossroads, as well as a number of smaller strip shopping areas and mix of cultural restaurants. There are several known and potential historical resources in the area, which are identified in the Fairfax County Inventory of Historic Sites.

The **Fair Lakes, Floris and McNair CPDs** have a combined CPDs include six parks, two public elementary schools, a public library, three community centers and two employment resource facilities/programs. The western Fairfax area in which Fair Lakes, Floris and McNair are located 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, a wide variety of multi-cultural restaurants and retail which also are regional assets.

The **Fort Belvoir, Groveton, Hybla Valley, Laurel Hill, Lorton and Woodlawn CDPs** are located along the Richmond Corridor/Route 1 and are included in the Fairfax County Lower Potomac and Richmond Highway Corridor Planning Districts, which run through 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. The Richmond Corridor/Route 1 is serves as a north-south regional commuter transportation route between the southern part of Fairfax County and the City of Alexandria, Arlington County and Prince William County in Virginia, and Maryland and Washington, DC.

The Richmond Corridor/Route 1 also serves as a commercial and residential “Main Street.” It includes six regional retail centers as well as a variety of small retail and commercial businesses in between. The Richmond Corridor/Route 1 also has or provides access to significant heritage and natural resources, including 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), the Woodlawn 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. Other amenities include the Fairfax County Government Center South, the Lorton Virginia Railway Express station, 22 County parks, 11 public schools, six community centers, three public libraries, two hospitals and two regional post offices.

The **Merrifield CPD** is home to the Mosaic District, a popular regional restaurant and shopping area. It is close to Interstate Highway 95 and accessible by Dunn Loring Merrifield Metrorail Station and three major thoroughfares (Braddock Road, and State Routes 29 and 50) connecting to the Annandale and Tyson’s Corner communities. Merrifield includes two public schools and the Fairfax County public schools administrative offices, as well as six County parks and a regional post office. The Inova Fairfax Hospital is within two miles of Merrifield.

Are there other strategic opportunities in any of these areas?

The **Bailey’s Crossroads CPD** There are two large regional retail centers in Bailey’s Crossroads, as well as a number of smaller strip shopping areas and mix of cultural restaurants. There are several known and potential historical resources in the area, which are identified in the Fairfax County Inventory of Historic Sites.

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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 Plans submitted after January 1, 2018 must address broadband needs within the jurisdiction. About 75% of American adults have high-speed broadband service at home, indicating 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 we thrive economically and socially.

Living without broadband service may affect local housing prices because it provides households with the following benefits:

- Jobs

Job seekers use the internet to better 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 an opportunity to work for urban organizations anywhere in the world. In addition, 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 as allows students to connect via video 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. Using telemedicine, medical professionals can share images and collaborate with the world's top healthcare experts in real time 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. The internet 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 using traditional broadcast TV.

After the COVID-19 outbreak, home broadband traffic is up by roughly 20 to 40 percent, suggesting that internet accessibility has become more important than before. Fairfax County broadband coverage is 97%, which means that most households have and can enjoy broadband access.

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

Broadband, which is high-speed internet access, provides a higher speed of data transmission and access to the highest-quality internet services that require large amounts of data transmission, such as videoconferencing. 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, 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 teleworking from home. Medical services are now being offered remotely, and high-speed broadband is critical to their successful implementation and outcomes.

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 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 does not have an agreement with Verizon to install the system. In addition to wireless or satellite solutions, almost every residence in the county has a choice of two cable operators for high-speed Internet access.

The Digital Equity working group under the One Fairfax 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 the main problem in Fairfax County is not availability of service but affordability. A household may physically be able to obtain a high-speed connection, but the price may be unaffordable. The county has a long-standing interest in removing barriers to low-cost options/programs of internet providers; however, there have been some challenges in this area. In Fairfax County, low-cost offerings/options for low-income households were provided by both Cox and Comcast, and Verizon introduced a low-cost option based on the FCC's Lifeline telephone service program during the COVID-19 pandemic. However, 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. The county encourages residents to investigate these programs if affordability is the issue. The Department of Cable and Consumer Services (DCCS) maintains a [webpage](#) and hardcopy brochures with information about low-income options offered during the pandemic.

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-priced options for consumers. Other benefits of increased competition include increased infrastructure investment, improved customer service, and potentially faster download speeds. Areas with no competition experience issues such as higher fees, data caps, and long-term contract requirements. These impediments are particularly concerning to low-income and/or rural areas. As noted previously, there are two wireline providers in Fairfax County that offer broadband; however, two competitors are insufficient to produce significant price competition, and prices remain too high for some low-income households.

The county is receptive to proposals for entry into the broadband market; however, the economics of construction make such proposals extremely rare. Although a new entrant incurs the same costs to build out its system as incumbents, it can expect to capture only one third of the market assuming that customers are split evenly between entrants. In the last 10 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 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. Therefore, although increased competition is a goal, it remains a challenge.

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, including flooding, wind, tornadoes, winter weather, earthquakes, and extreme temperatures. These hazards can threaten the life and safety of residents and visitors, damage or destroy 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 less able to cope with the associated impacts due to their limited adaptive capacity.

In 2018, 71,172 persons lived below the poverty line in Fairfax County and in 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 aged 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 may increase the number of people living in poverty owing to increasing cost of food and other resources. In addition, people with poor health 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 area median income (AMI). Low-income individuals and families, including seniors with fixed incomes, face the greatest challenges in 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 housing units affordable to households at 60 percent of the AMI and below (i.e., low–moderate-income households) over the 15-year period ending in 2034. These low–moderate-income households include critical members of the county workforce, which is an essential component of the local economy. Ensuring that sufficient affordable housing will exist for needed employees to live and work in the county is vital.

The lack of affordable housing is a leading cause of homelessness in the county. As a result, the Board of Supervisors endorsed a project in 2008 titled Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax–Falls Church Community, achieving a reduction in the number of homeless families and individuals. In FY 2021, the Board of Supervisors furthered its commitment to preventing and ending homelessness by merging the Office to Prevent and End Homelessness with the Department of Housing and Community Development (DHCD).

Affordable housing must be available to county residents with disabilities, who are more likely to have extremely low income and often face both problems finding affordable housing and finding housing with the accessibility features needed for them to live comfortably in a home. Similarly, seniors who are on fixed incomes have difficulty finding affordable housing with accessibility the features that they need 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 (i.e., very low-income households). The gap between affordable housing demand and supply is expected to grow considerably unless new approaches to increase the availability and supply of affordable housing are developed. Recent growth indicates that more than 62,000 households are expected to be added to the county by 2032; therefore, intentionally planning and developing a minimum of 15,000 new affordable housing units is critical to address both the current and future 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, among others, the following recommendations: 1) produce a minimum of 5,000 new affordable housing units for low–moderate income households over the next 15 years (ending in 2034); 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 is implementing the principles of the One Fairfax Social and Racial Equity Policy using data to identify groups and places that are performing differently than the stated strategic goals; thereafter, interventions are conducted to build and connect people and places with opportunities to encourage the 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 10 years, such as the following projects:

- 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, a \$7.4 million Housing Blueprint loan, private developer funding, and a 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, a \$3 million Housing Blueprint loan, a Virginia Housing Trust Fund loan, a seller takeback note, private financing, and a deferred developer fee.
- North Hill (Mount Vernon District – \$123.7 million 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, a \$3 million Housing Blueprint loan, other FCRHA financing, 4% and 9% tax credits, Virginia Housing Trust Fund and National Housing Trust Fund loans, private financing, a deferred developer fee, and donated FCRHA land.

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

Priority Needs

Table 49 – 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 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 |
| | Geographic Areas Affected | Countywide |
| | Associated Goals | Homelessness, Special Needs, Working Families, Workforce Housing |
| | Description | The need exists for rental housing that a low-income household can financially afford and still meet other basic living needs. |
| | Basis for Relative Priority | Over the next 15 years, 15,000 units of net additional housing are projected to be required that are affordable to individuals and families earning 60 percent of AMI and below. 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 | Households need 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 Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth 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 |
| | Geographic Areas Affected | Countywide |
| | Associated Goals | Homelessness Special Needs Working Families |
| | Description | There is significant need for the provision of community services to county residents, especially to persons with special needs and those who are homeless. |
| | Basis for Relative Priority | Fairfax County is a high-cost jurisdiction and presents living-cost challenges for extremely low- through middle-income persons. |
| 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 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 | For the county to operate its affordable housing and community development programs, the administrative and planning tasks that accompany the programs (including the facilitation of community input) must be addressed. |

| | |
|------------------------------------|--|
| Basis for Relative Priority | Compliance, administration, and fair housing facilitation and monitoring are critical to the success of the county's programs. |
|------------------------------------|--|

Narrative (Optional)

The priority housing needs identified for the Consolidated Plan are consistent with those 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 Housing Blueprint identifies those with the greatest need as follows: 1) individuals and families who are homeless; 2) persons with low- and extremely low incomes; 3) persons with disabilities; and 4) low-income seniors. 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. First is severity of need. Second is the limited and dwindling supply of affordable housing, in both the owner-occupied and renter-occupied sectors. The overall shortage of housing is making more units unaffordable through rent and price escalation. Third is the increase in the number of households with low incomes who need these units. Households with low–moderate incomes are often unable to find affordable housing because it is occupied by households with higher incomes.

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

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

Persons with physical or mental disabilities require special attention as they are likely to need both services and housing. Over two thirds of renters with disabilities and nearly two thirds of owners with incomes less than 80 percent of AMI had at least one of the following housing problems: (1)

greater than 30 percent cost burden, (2) overcrowdedness, or (3) the lack of a complete kitchen or bathroom facilities. In addition, the American Disabilities Act (ADA) and the Olmstead decision provide legal protections for persons with physical, intellectual, or mental disabilities that must be honored.

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

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) | <p>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 and prevents the exclusion of tenants if they meet credit requirements. Prior to the passage of this legislation, many TBRA clients at the lowest income levels (including tenants with special needs) could not qualify for rental properties for which there were minimum income requirements despite having TBRA vouchers (which were not counted as household income). In addition, because many rental properties require rent and sometimes security deposits at the time that the lease is signed, TBRA participants were prevented from leasing such units because the TBRA payments can take up to 2 months.</p> |
| TBRA for Non-Homeless Special Needs | <p>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 simultaneously available. Individuals are often on waitlists for Medicaid Waivers and other funding for services, and it is often difficult to find home-based service providers in counties with high turnover of direct care providers.</p> <p>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 defined fair-market rents (FMRs) for the TBRA program. 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, and first month’s rent.</p> <p>In compliance with the Department of Justice settlement to meet the needs for accessibility in housing, 51 FCRHA units throughout the county have been upgraded with accessibility modifications that meet the Uniform Federal Accessibility Standards (UFAS).</p> |
| New Unit Production | <p>High cost of land, high production costs, strong locational demand, high demand for development requiring the inclusion of affordable or workforce housing, availability of vacant land for the creation of new housing, redevelopment opportunities</p> |

| | |
|---|--|
| Rehabilitation | High production costs, strong locational demand |
| Acquisition, Including Preservation | Redevelopment opportunities, low-income housing tax credit (LIHTC) rules prohibiting sales within 10 years prior to LIHTC allocation |

Table 50 – 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 | 6,039,155 | 380,137 | 6,098,535 | 12,517,827 | 24,156,620 | Annual allocation based on HUD FY 2021/County FY 2022 grant allocation notice received on February 25, 2021. |

| | | | | | | | | |
|------|------------------|---|-----------|--------|-----------|-----------|-----------|--|
| HOME | Public – Federal | Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction for Ownership TBRA | 2,175,471 | 47,000 | 1,223,611 | 3,446,082 | 8,701,884 | Annual allocation based on HUD FY 2021/County FY 2022 grant allocation notice received on February 25, 2021. |
| ESG | Public – Federal | Conversion and Rehab for Transitional Housing Financial Assistance Overnight Shelter Rapid Re-Housing (Rental Assistance) Rental Assistance | 508,353 | 0 | 0 | 508,353 | 2,033,412 | Annual allocation based on HUD FY 2021/County FY 2022 grant allocation notice received on February 25, 2021. |

| | | | | | | | | |
|--|--|-------------------------------------|--|--|--|--|--|--|
| | | Services Transitional Housing | | | | | | |
|--|--|-------------------------------------|--|--|--|--|--|--|

Table 51 - 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 service activities are supported by private cash, in-kind donations, and other county funds. The gaps between CDBG funding for nonprofit-sponsored affordable housing capital projects and the total acquisition, renovation, and leasing costs are funded using equity investments, private financing and/or other local funds, and 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.

In addition, 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. Most units developed with HTF financing are HOME eligible. HTF awards are anticipated in FY 2021. HOME and Community Housing Development Organization (CHDO) funds that are awarded to nonprofit-sponsored affordable housing projects and services are also leveraged using equity investments, private financing and/or other local funds, and donations of cash, services, and materials.

Fairfax County invests local General Funds to provide a one-to-one match for Emergency Solution Grant (ESG) funding that 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 expected to be completed, under construction, or in planning while covered by this plan include the following:

Arrowbrook Apartments: The development will be constructed as one contiguous building, but SCG Development Partners, LLC in collaboration with its single purpose affiliates will create three separate leasehold condominiums within the project: the first owned by Arrowbrook Apartments I, LLC for a 126-unit 9 percent LIHTC condominium (Condo A); the second owned by Arrowbrook Apartments II, LLC for a 148-unit 4 percent LIHTC condominium (Condo B); and the third a retail condominium (Condo C) that will be developed by SCG Development and conveyed to Arrowbrook Centre LLC, the ground lessor, upon the final completion of construction in Winter 2022. The project includes 15 Americans with Disabilities Act (ADA) compliant units. The six-story parking garage will consist of approximately 473 parking spaces with 424 parking spaces dedicated for residential units and 49 parking spaces dedicated for the retail condominium. The project is located in a highly desirable location in Herndon and is part of the Arrowbrook Centre mixed-use development that includes Arrowbrook Centre Park, an actively selling Pulte for-sale townhome and condominium community, and future high-rise hotel/office/condominium buildings.

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 to create 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 LIHTCs 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 an LIHTC in June 2020, and it 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 to create affordable senior housing. Using the PPEA process, the FCRHA partnered with The Michaels Group to implement the project using an LIHTC and

other funding sources. The development is undergoing the land use approval process. The developer applied for 9 percent LIHTC in March 2021, and the project timeline will be established once the credit is awarded.

One University: The development will create 240 affordable housing units on an 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 U.S. Department of Housing and Urban Development (HUD) and Stratford Capital Group to complete the project using an LIHTC and other funding sources. The project was awarded an 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, and the lease will generate funds to support the creation of additional affordable housing.

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 sources including an LIHTC. The project is currently in the design stage, and an application for 4% LIHTC is expected to be submitted to Virginia Housing in June 2022. Assuming that the project is awarded LIHTC in July 2022, construction can be completed by the end of 2024.

Little River Glen I Renovation: The development project will renovate 120 affordable senior housing units located on the Little River Glen campus. The project will be funded using an LIHTC and other sources. The LIHTC application will 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 4% LIHTC in July 2022, construction can be completed by the end of 2024.

Stonegate Village Apartments Renovation: The development project will renovate 234 affordable housing units located in Reston near the intersection of Reston Pkwy and Glade Drive. The renovation scope includes site improvements and a comprehensive interior rehabilitation, such as kitchen and bathroom modernization, flooring, painting, window replacement, and accessibility upgrades. The property condition needs assessment was completed in October 2020, and the design phase was initiated in December 2020. The LIHTC application will be submitted in March 2022. Assuming that the project is awarded an 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 to 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 to create affordable housing. Oakwood and Autumn Willow (mentioned previously) are two recent examples of leveraging county-owned land to

address the affordable housing needs identified in the plan. The staff has identified several other county-owned properties for creating 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 conduct its consolidated plan, including private industry, non-profit organizations, and public institutions.

(continued on the 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 | |
| FCRHA | PHA | Economic Development Homelessness Non-Homeless Special Needs Ownership Planning Public Housing Rental Neighborhood Improvements Public Facilities Public Services | |

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Fairfax County's DHCD administers the county's affordable housing development, preservation, resident assistance, and homeless programs. DHCD partners with other county human services agencies (e.g., the Fairfax–Falls Church Community Services Board, Department of Family Services, Neighborhood and Community Services, and the Health Department) to provide vital supportive services that enable 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 FCRHA, a separate political body from the 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 (HCV) program and the Fairfax County Rental Program.

DHCD and the FCRHA collaborate with numerous private and non-profit organizations to develop, acquire, and rehabilitate affordable housing units and to provide wraparound TPS. Various stakeholder and advisory groups, such as the Consolidated Community Funding Advisory Committee (CCFAC) and the Affordable Housing Advisory Committee, provide guidance on affordable housing and community development issues.

As a county agency, DHCD undertakes many programs on behalf of the Board of Supervisors and 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 4-year terms by the Board of Supervisors. A chairman and vice-chairman are then selected by a commissioner vote.

Some specific examples of strengths and gaps are as follows:

- Strength/Gap: DHCD's Homeownership and Relocation Division has tightened underwriting standards owing 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 Office to Prevent and End Homelessness with the DHCD offers enhanced opportunities for collaboration, particularly with respect to the development of permanent supportive housing for chronically homeless individuals.

- Strength: MTW allows biennial resident recertification or triennially for households on fixed incomes, allowing 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 duration 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: Although county public transportation is setup to travel in and out of the city, many low-income residents with need to commute to other areas for work.
 - Gap: The availability of landlords who accept rental vouchers and do not have additional requirements that create barriers to tenant occupancy is low.
 - Gap/Strength: There are insufficient resources to meet all housing needs in the county, leading people to move out of the system. MTW and Building Affordability are meant to address this issue. The FCRHA’s MTW program established a housing continuum to help residents move out of subsidized housing and enable the county to serve residents who are at highest risk for homelessness or most in need of county housing and services.
 - GAP/Strength: As of July 1, 2020, the Virginia Fair Housing Law made it illegal to discriminate against any renter or buyer because of any lawful source of income, including any assistance, benefit or subsidy.
- **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 13 - 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 rent payment assistance for 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, CoC; ESG), state (Virginia Homeless Solutions Program), and local government resources support the assistance. Additional rapid rehousing assistance is available to veterans experiencing homelessness through the Supportive Services for Veteran Families program. Rapid rehousing assistance dedicated to transition-age youth (i.e., 18–24 years of age) 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 experiencing homelessness 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. 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 (ESG), state (Virginia Homeless Solutions Program), and local government resources fund homelessness prevention assistance. Additional homelessness prevention assistance is available for 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 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 on mental or physical disability. Finally, some HUD-approved housing counseling agencies also provide foreclosure prevention and mortgage assistance to homeowners throughout Northern Virginia, including in 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 DHCD Office to Prevent and End Homelessness contracts with local nonprofit organizations to provide case management and housing location services. The Fairfax-Falls Church Community Services Board's (CSB) Project to Assist in Transition from Homelessness (PATH) outreach program 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 for 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 obtaining 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 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 use 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 toward 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 DHCD Office to Prevent and End Homelessness ensures that government resources are prioritized for services that are proven effective and that 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. The local government has invested significant resources in housing and services for homeless and special needs populations through difficult financial periods caused by recessions, a national mortgage crisis, and a worldwide pandemic.

Gaps (Homelessness):

The service delivery system still has gaps. 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 unnecessary tenancy requirements (e.g., sobriety); however, the client population count is growing and has 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 current capacity. Identifying who is most likely to become homeless and preventing those households from entering homelessness is challenging owing to restrictions in sharing and utilizing data across systems. Data about racial equity indicates troubling disparities and disproportionality. Whereas Black or African Americans represent 9 percent of the general Fairfax County population, they represent 49 percent and 64 percent of the single adults and families residing in homeless shelters, respectively.

Private nonprofit organizations are the primary vehicle for housing and service delivery for people experiencing or at risk of homelessness. Although most nonprofit organization revenue of this type typically comes from the government (local, state, and federal), it is not sufficient to pay for all expenses. Therefore, nonprofits are expected to leverage government dollars to generate additional income via donations from private individuals, businesses, and foundations or from earned revenue. Therefore, although nonprofits are highly dependent on government funding for their existence, they face ongoing financial challenges to sustain their operations through less-consistent or less-stable donations. In addition, nonprofit organizations have their own governance and management structures that are separate and distinct from local government; however, they are expected to consistently implement the strategies and meet the outcomes established by local government. Furthermore, as employees of nonprofit organizations, the staff providing homeless services typically earn less than they would in a government role or in 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.

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 successful strategies from the 10-Year Plan and adapting strategies to the changing environment are critical. Relying on community member input through governing bodies (e.g., the Board of Supervisors) and advisory bodies (e.g., the CoC Board and Consumer Advisory Council) 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 (especially the people experiencing homelessness) is vital to addressing the challenges faced in racial equity. The CoC must explore the drivers of the current disproportionality of homelessness among the Black or African American population and options for addressing the problem.

Fairfax County contracts for homeless assistance programs (i.e., shelter, prevention, rehousing, outreach, and supportive housing) 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 set clear expectations. The new contracts must also align with the renovation or replacement of four of the county's emergency shelters in order for services to complement and support the intended functions of the new facilities.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Table 54 – 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 units 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 units</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 units</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 units 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 CoC grants: 185 • People receiving ESG-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 through several means to special needs populations, including low- to extremely low-income households, seniors, and persons with physical or mental disabilities (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>Through various means, the county will work to address the current estimated affordable rental housing new production need of 15,000 units over the next 15 years as well as the current gap of about 37,500 units rental units for affordable housing among low-income working families.</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 by 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>To 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, and those with other special needs, emphasizing benefits to 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 a 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 that 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 that residents receive high-quality services as needed.</p> |

| | | |
|---|------------------|------------------------------------|
| 6 | Goal Name | Poverty Reduction/Self Sufficiency |
|---|------------------|------------------------------------|

| | |
|--------------------------------|--|
| <p>Goal Description</p> | <p><i>To reduce poverty and foster self-sufficiency by using public and private resources to provide essential training and support services as well as by encouraging employment opportunities and development of business.</i></p> <p>The county will strengthen the self-sufficiency of program participants in various ways. Consistent with the FCRHA’s Moving to Work program, there will be a focus 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. Strengthen communication and partnerships with employers to remove barriers and improve access to and 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 that ensure self-sufficiency and 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 that they have access to needed support, such as affordable childcare, disabled adult and elderly care, transportation, and English as a Second Language programs.</p> <p>2.4 Support community efforts in the development of and assistance for microenterprises 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 focuses on maintaining, diversifying, and enhancing the county’s strong and vital community to sustain and foster economic prosperity.</p> |
|--------------------------------|--|

| | | |
|---|-------------------------|--|
| 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.</p> <p>Implement the Strategic Plan to Facilitate Economic Success of Fairfax County, which focuses on four fundamentals—people, places, employment, and governance. For places, Fairfax County will focus on infrastructure, mobility, redevelopment, and fostering the retail, industrial, and other emerging sectors.</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.</p> <p>3.2 Review existing plans for conservation areas, redevelopment areas, residential revitalization areas, Commercial Revitalization Districts (CRD), 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 In cooperation with the county's Department of Code Compliance, build on community strengths and involve the residents in decision-making on needs, priorities, plans, improvements, and solutions to community concerns.</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 it, 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 the HOME Investment Partnerships Program funding to provide TBRA assistance to approximately 50 families per year and support affordable housing acquisitions by CHDOs 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 50 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. The modification of these 34 units were completed at nine communities across the north and south part of the county to provide accessibility to all residents in need.

Activities to Increase Resident Involvement

The FCRHA converted its public housing portfolio to Project-Based Vouchers through the Rental Assistance Demonstration in 2017, and the FCRHA therefore no longer owns or operates traditional public housing units. The FCRHA continues to have a Resident Advisory Council (RAC), comprising HCV participants and residents in Project-Based Voucher units. The council advises the FCRHA about its MTW objectives and plays a policy development role with the FCRHA's annual MTW Plans.

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 LIHTC 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 perpetually increasing and that the returns on real-estate investments are high. Therefore, housing naturally becomes less affordable, and current income-restricted housing is unlikely to stay affordable after the currently required affordability periods expire.
- Nonprofit and county strategic activities are sometimes misaligned.
- 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, not enough services are available to provide support to households to successfully remain in affordable housing once received. Furthermore, many services that do exist have specific criteria.
- The timing of the availability of services and housing need better alignment. Currently, the misalignment of client access to housing and 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 MTW program.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

Goal 1: To address the challenge of homelessness.

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

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

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

In implementing these goals, the principles of the One Fairfax policy should be upheld, including ensuring that opportunities are available to all who live or work in Fairfax County to purchase or rent safe, decent, and affordable housing within their means. Affordable housing should be located as close as possible to employment opportunities without adversely affecting quality of life standards. Affordable housing should be a vital element in high-density and mixed-use development communities, 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 removing regulatory impediments and to creating affordable housing opportunities for its citizens, including groups identified as having priority needs:

- 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 (ADU) and Workforce Dwelling Unit (WDU) programs.
- Increase community understanding and desire to ensure sufficient housing affordability for all throughout the county.
- Do not approve residential rezoning above the low end of the Comprehensive Plan range, unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the HTF is provided.
- Capitalize the HTF and the Tysons HTF so they can be used as a mechanism to fund the development of affordable housing throughout the county, specifically in the Tysons area.
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations.
- Prioritize 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 and encourage the use of manufactured housing and their components to provide affordable housing.
- Support the efforts of the FCRHA in producing a portion of these affordable housing units with 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 the following:

- Expand housing opportunities in or near mixed-use Centers to provide 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 to diversify the housing stock and expand lower-cost housing options. As part of the Countywide Land Use guidelines, the county has adopted Locational Guidelines for Multifamily Residential Development.
- Promote affordable housing opportunities throughout the county, particularly in areas where existing supply is low.
- Encourage the creation of affordable housing for persons with special needs via the Independent Living provisions in the Zoning Ordinance and the use of specific voucher programs available for such individuals.

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

- Ensure no net loss of affordable housing through market-affordable and committed affordable units.
- Help seniors and homeowners with disabilities that have low and moderate incomes 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, and lighting) in existing neighborhoods.
- Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight.
- Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs in communities where needed with as little displacement as possible and by incorporating affordable housing units as part of all major housing rehabilitation efforts.
- Retain existing below-market rental housing through acquisition, rehabilitation assistance, and other subsidies.

- Facilitate the retention of existing mobile home and manufactured housing communities that are identified in the Area Plans as appropriate for their respective 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, 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 to improve accessibility to employment opportunities, county services, and 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 such housing (see accessibility).
- Redesign the 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. As the county continues to build out, a target of a minimum of 5,000 new units in 15 years can 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 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

are used to generate a significant number of housing units.

Fair Housing and Market Access for Minorities and Recent Immigrants

The Fairfax County/FCRHA 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 and the FCRHA embrace the county's growing diverse population and recognize it as a tremendous asset while understanding that racial and social inequities still exist. This policy defines expectations for consideration of racial and social equity and 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 others and applies to all publicly delivered services by the FCRHA, and in Fairfax County Government and Fairfax County Public Schools.

The Human Rights Ordinance prohibits discrimination in housing. Any person who refuses to sell, lease, sublease or rent based on 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 are permanently and totally disabled and who 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. The Fairfax County Board of Supervisors adopted a county ordinance in September 2020 establishing the EIP based on enabling authority. The EIP provides economic incentives to the private sector to revitalize and redevelop properties in select commercial areas, and it encourages economic growth by providing multiple financial and regulatory incentives.

Financial incentives for the EIP include a 10 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, 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 EIP, development proposals must meet the following criteria:

1. Proposal location is within one of the following six designated areas: 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 as well as 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 10-year timeframe in which eligible development can receive the partial real-estate tax abatement.
2. The proposed development must be commercial, industrial, and/or multifamily residential.
3. The proposal must include a newly proposed assemblage not previously submitted for rezoning or site plan approval of at least two 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 as well as 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 DHCD, 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 (ADU) Program

Fairfax County utilizes the 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 low- and moderate-income persons whose income is up to 70 percent of AMI. Although the ADUs may differ in design from the market-rate units, they 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 (WDU) Policy

The Fairfax County Board of Supervisors (Board) first adopted the Countywide and Tysons WDU Policies in 2007 and 2010, respectively, (together, the WDU Policies) to provide developers of multifamily residential properties with "bonus density" in exchange for commitment of some units as "affordable." The WDU 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 Policies enable developers to build more market rate units if they commit to dedicating some of the units for rent at below market "affordable" rents to low- and moderate-income tenants. Developers are expected 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, a total of 1,640 units (1,618 rental and 22 for-sale) have been produced under the WDU Program. All of the WDU rental units have been produced near transit stations and employment opportunities.

In March 2019, the Board established the WDU Policy Task Force to consider recommendations for the Policies because bonus density was given for the production of units rented at and above market rates for households with incomes between 100 and 120 percent of AMI. . Following a two-year analysis which included extensive public engagement and ended with a public hearing on February 23, 2021, the

Board amended the Policies to increase the incentives for units affordable to households with incomes at or below 80 percent of the AMI so eliminate the bonus density for units affordable to households at or above 100 percent of the AMI.

Accessory Dwelling Units/Accessory Living Units

As part of the Zoning Ordinance Modernization (zMOD) project, on March 23, 2021, the Board adopted changes to accessory dwelling units, which will now be known as “accessory living units.” These units are subordinate areas accessory to single-family detached dwellings, and they provide a more independent space for up to two people. The recent adoption removed previous provisions that required somebody on the property to be either 55+ years in age or a person with a disability. The adopted changes also removed the special permit requirement for those accessory living units interior to a dwelling (such as in a basement or in an addition to a home) and would now require an administrative permit. Detached accessory living units continue to require special permit approval and a minimum lot size of two acres. Other changes to use-specific standards, including changes to the maximum size and a parking requirement for interior accessory living units, were also adopted. The new Zoning Ordinance has a delayed effective date of July 1, 2021, and more information can be found on the zMOD website.

Streamlining the Building Process

Fairfax County has long been recognized as a national leader in the application of innovative approaches to eliminating hurdles that customers must face when obtaining a building permit for small, medium, large, and mega-sized projects. Aiming to speed up, simplify, and provide assistance through the regulatory process, Land Development Services (i.e., the main permitting agency in Fairfax County) has been successful in reducing the time-to-market metric that builders and developers consider an indicator of success.

Speeding Up the Process

Most builders and developers agree that the most time-consuming piece of the permit application process is building plan review. An increase in complexity such as that of moving from a single-family dwelling to a multifamily building 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 multifamily 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 multifamily buildings can be reviewed in under a week, and 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 under design and county review. If no structural review deficiencies exist, construction can proceed, saving time.
- Other programs provide incentives to builders and developers to quickly maneuver the permit application process, including the Adaptive Reuse Program whereby vacant office buildings are converted to residential, the Green Building Program for LEED-Certified Silver, Gold, and Platinum construction, and the Community Revitalization Program for qualifying construction in districts across Fairfax County identified as economically challenged.

Streamlining the Process

For decades, Fairfax County’s Land Development Services has been developing innovative ways to streamline the permit, plan review, and inspections processes to reduce the burden of obtaining a permit:

- Since the late 1980s, field staff in Fairfax County have been recruited as Master Combination Inspectors. This requires extensive training and eight certifications in building/life-safety, HVAC, plumbing, and electrical trades covering single-family dwellings to large-scale apartment buildings. This greater flexibility ensures that all customers receive a quality inspection when requested.
- Like Master Combination Inspectors, the Fast-Track plan reviewers conduct their code analysis of submitted building plans for all trades. This eliminates the need to hand off plans between disciplines and enables a more-comprehensive review for qualifying projects.
- Land Development Services recently 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 also other regulatory agencies, such as site and zoning.

- The county’s switch to e-permitting has revolutionized the permit application, plan submission, plan review, and permit issuance process. With the 2020 pandemic as a catalyst, e-permitting became mandatory for all projects and enabled customers to conduct remote permit applications. 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 comprising project managers that assist customers for various county districts and project types. The new team can provide requested assistance on the conceptual submission to the Department of Planning and Development through the rezoning, entitlement, permit application inspection, and final occupancy phases. Areas of expertise include the following:

- The Permits Project Manager helps customers who request or require assistance while specifically maneuvering through permitting.
- The Site Plan Project Manager assists customers navigating 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 are. 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 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 either the Department of Neighborhood and Community Services’ Coordinated Services Planning (CSP) information and referral hotline or the emergency shelters directly. Telephone numbers for CSP and the shelters are advertised widely via the internet through county webpages and social media; paper documents like flyers and brochures; and verbally through local government or nonprofit staff and other community members.

In-person outreach is primarily accomplished by the CoC’s street outreach teams, who 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 by both the regional outreach teams and community

members, who contact the outreach programs and county government. Based on the by-name list, outreach programs work to engage the individuals in meeting their basic needs (e.g., food and healthcare), increasing engagement as trust is established so the individual can access emergency shelter and eventually permanent housing. Staff from DHCD'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 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: they access homeless assistance programs, are assessed, prioritized, and referred to the programs that best fit their needs. A dedicated OPEH staffer, the Coordinated Entry System Manager, provides 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 to better understand individuals and families' needs so they can quickly apply the appropriate intervention.

Addressing the emergency and transitional housing needs of homeless persons

The Fairfax County 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. However, 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.

As part of the Capital Improvement Program, a recent bond referendum was approved to renovate or relocate four of the county's emergency shelters. Planned renovations will make necessary repairs and enhancements to the facilities so that they are in safe and suitable conditions and ensure that they are able to meet the emergency shelter needs for individuals and families. 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 DHCD's Office to Prevent and End Homelessness, whose contracts establish formal standards for 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 strategies adopted by the Fairfax County CoC, local homeless assistance programs are intentionally designed to use the Housing First approach to connect individuals and families experiencing homelessness to permanent housing quickly and successfully without preconditions or 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. ESG 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 types of investments in permanent housing have proven effective in increasing the number of people moving to permanent housing from homelessness and shortening the length of homelessness since the community adopted the 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 helped significantly reduce 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 the 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 CoC dedicates significant public and private funding towards homelessness prevention and shelter diversion assistance. Federal 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 for 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 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 encounter 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 CSP phone number to obtain information and referrals to the appropriate services. Therefore, the CSP phone number is distributed widely, and community partners are encouraged to direct people in need to first call the CSP. Community partners will also often call the county's Office to Prevent and End Homelessness (or one of their nonprofit contracting organizations) for direct 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 have prevented homelessness when possible.

Coordinated Entry policies and procedures document official communitywide 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 ensure both that families and individuals have fair and consistent access to prevention programs regardless of where they are in the community and that scarce prevention resources are targeted to the individuals who are most likely to become homeless without assistance. Continued development of the Coordinated Entry policies ensure that homelessness prevention

complement other systems of care, such as the evolving mental health and criminal justice systems. The Fairfax County Diversion First initiative is targeting resources for 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 has a lead poisoning prevention page (<https://www.fairfaxcounty.gov/health/environment/lead>) which defines major sources of lead in homes: dust from deteriorating lead-based paint primarily owing to opening and closing windows in older homes (i.e., built before 1978), residual lead dust in residential soils, and lead pipes. In addition, the Fairfax County Health Department educates household members about reducing lead exposure and the risk of lead poisoning. The county recommends that residents remove peeling paint and chips from the home, not allow children to be present when scraping or cleaning up paint chips, minimize dust through frequent damp mopping of floors and using wet cloths to wipe down windows, and discourage children from playing in bare soil surrounding the home. In addition, the website provides links to numerous other websites with information on lead exposure. Telephone consultations, 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 housing in the county is in relatively good repair (and much of it is relatively recent construction), cases of lead paint exposure exist. 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.

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

Fairfax County DHCD staff have attended training seminars on implementing the Lead Safe Housing Rule in CPD-funded programs. All CDBG/HOME funded projects receive environmental reviews, part of which determines potential lead paint hazards and the 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 in the child's home. If the source is determined to be from the home, siblings are tested and the Health Department counsels 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 remove the lead contaminants properly. If necessary, the child or children may 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

Based on data from the American Community Survey (ACS), although 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. The percent of the population living below the poverty level in Fairfax County (5.9 percent) is among the lowest of Virginia jurisdictions; however, the number of such persons is larger than any other jurisdiction in Virginia. Providing sufficient housing affordability to all income levels is critical to reducing the number of households at or below the poverty level in the county. Thus, key components to reducing poverty in the county include creating a minimum of 5,000 new units of affordable housing in 15 years and no net loss of affordability.

The Community Action Advisory Board (CAAB) serves as an advisory body to the Fairfax County Board of Supervisors. The CAAB advises the Board of Supervisors on the needs, concerns, and aspirations of low-income persons and recommends policies that promote meaningful change. The following are goals established by CAAB:

- Identify, review, and develop policies 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 CSBG funds, including the following:
 - 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
 - Educating 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 that are locally managed and controlled by volunteer boards of directors for 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 HCV, Transitional Housing, Permanent Supportive Housing, and the Family Unification Program. The FCRHA's Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency (PROGRESS) Center undertakes family self-sufficiency initiatives and links FCRHA's residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services, and participate in economic self-sufficiency programs.

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

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 the poverty level. The CCFP is a competitive grant process for funding human services through community-based organizations. Launched in 1997, the CCFP combines Fairfax County General Fund dollars with the CDBG and CSBG. The CCFP has provided funding for several priority projects that assist individuals and families in achieving self-sufficiency. Programs funded through the CCFP using 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, the threshold for FY 2021 has been raised to 200% of the poverty level owing to the impact of COVID social-distancing measures.

The FCRHA, DHCD, Fairfax County Department of Family Services (DFS), and the CAAB share responsibilities in combating poverty. DHCD entered 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 to determine steps toward practical outcomes to resolve them using input and guidance from front-line workers for the community. Other coordination efforts between DHCD and DFS include client referrals, information sharing regarding mutual clients (e.g., for determining rent), coordination on provision of specific social and self-sufficiency services and programs for 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

DHCD staff conduct regular program monitoring to ensure compliance with HUD regulations and program requirements. DHCD also reports to the 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 CDBG, ESG, and HOME funding (Federal Funding) and income earned from prior uses of Federal Funding (Program Income) that were used in the draft Consolidated Plan were based on estimates. The CCFAC adopted and recommended the following

contingency plan (Contingency Plan) to provide instructions for adjusting the recommended allocations when the actual amounts of Federal Funding and Program Income are determined.

CONTINGENCY PLAN

If a greater than 10 percent difference exists between the estimated and actual Federal Funding awarded for FY 2022, the Board of Supervisors reserves the right to reconsider the proposed funding allocations. If no more than a 10 percent difference exists between the estimated and actual Federal Funding, Fairfax County will utilize the following contingency provisions to adjust the recommended Federal Funding allocations for FY 2022:

CDBG

- A. If the actual CDBG funding amount is lower than the estimated funding, allocations to CDBG-funded activities are to be proportionally decreased from the estimated allocations, with the following exceptions:
- Section 108 Loan Payment will remain as currently recommended in the Consolidated Plan.
 - In compliance with HUD limitations, the total allocations to General Administration, Planning, Fair Housing, and Homeownership Administration are to be decreased to collectively equal up to 20 percent of the actual CDBG award. The combined total allocations for these four activities will not exceed 20 percent of the actual CDBG award.
 - The CCFP Targeted Public Services (TPS) will be 15 percent of the actual CDBG award.
 - Funding allocations for the Section 108 Loan, General Administration, Planning, Fair Housing, Homeownership Administration and CCFP TPS will 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, allocations to all CDBG-funded activities are to remain unadjusted as recommended in the Consolidated Plan, with the following exceptions:

- In compliance with HUD limits, the total allocations to General Administration, Planning, Fair Housing, and Homeownership Administration will be increased to collectively equal up to 20 percent of the actual CDBG award for FY 2022. The combined total allocations for these four activities will not exceed 20 percent of the actual CDBG award.
- The CCFP TPS allocation will be increased to an amount that is 15 percent of the actual CDBG award. TPS will be 15 percent of the actual CDBG award.
- The unallocated balance of the CDBG funding available will be allocated as follows:
 - 50 percent to CDBG/HOME Affordable Housing Request for Proposals; and
 - 50 percent to FCRHA and Fairfax County Properties -- 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:
- In compliance with HUD limits, the total allocations to HOME Administration and Fair Housing are to be decreased to collectively equal up to 10 percent of the HOME award. HOME Administration and Fair Housing allocations will not exceed 10 percent of the actual HOME award.
 - In compliance with HUD regulations, 15 percent of the actual HOME award for FY 2022 will be allocated to Community Housing Development Organizations (CHDO) Set-Aside.
 - Funding allocations to HOME Administration, Fair Housing and CHDO Set-Aside will 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:

- In compliance with HUD limits, the total allocations to HOME Administration and Fair Housing will be increased to equal up to 10 percent of the actual HOME award for FY 2022. The combined allocations to HOME Administration and Fair Housing will not exceed 10 percent of the actual HOME award.
- In compliance with HUD regulations, 15 percent of the actual HOME award for FY 2022 will be allocated to CHDO Set-Aside.
- The unallocated balance of the HOME funding available will be allocated as follows:
 - 50 percent to CDBG/HOME Affordable Housing Request for Proposals; and
 - 50 percent to FCRHA and Fairfax County Properties -- Rehabilitation and Acquisitions.

ESG

All ESG-funded activities will be proportionally increased or decreased from the estimated funding levels to 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 CDBG/HOME Affordable Housing Request for Proposals; and
 - 50 percent to FCRHA and Fairfax County Properties -- 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 | 6,039,155 | 380,137 | 6,098,535 | 12,517,827 | 24,156,620 | Annual allocation based on HUD FY 2021/County FY 2022 grant allocation notice received on February 25, 2021. |
| HOME | Public – federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 2,175,471 | 47,000 | 1,223,611 | 3,446,082 | 8,701,884 | Annual allocation based on HUD FY 2021/County FY 2022 grant allocation notice received on February 25, 2021. |

| | | | | | | | | |
|-----|------------------|--|---------|---|---|---------|-----------|--|
| ESG | Public – Federal | Conversion and rehab for transitional housing Financial assistance Overnight shelter Rapid re-housing (rental assistance) Rental assistance services Transitional housing | 508,353 | 0 | 0 | 508,353 | 2,033,412 | Annual allocation based on HUD FY 2021/County FY 2022 grant allocation notice received on February 25, 2021. |
|-----|------------------|--|---------|---|---|---------|-----------|--|

Table 55 - 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 TPS activities are supported by private cash and in-kind donations as well as other county funds. The gaps between CDBG funding for nonprofit-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 an HTF in FY 1990 used to encourage and support the acquisition, preservation, development, and redevelopment of affordable housing by the FCRHA, nonprofit sponsors, and private developers. Most units developed with HTF financing are

HOME-eligible. HTF awards are anticipated in FY2021. 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 while covered by this plan include the following:

Arrowbrook Apartments: The development will be constructed as one contiguous building, but SCG Development Partners, LLC in collaboration with its single purpose affiliates will create three separate leasehold condominiums within the project: the first owned by Arrowbrook Apartments I, LLC for a 126-unit 9 percent LIHTC condominium (Condo A); the second owned by Arrowbrook Apartments II, LLC for a 148-unit 4 percent LIHTC condominium (Condo B); and the third a retail condominium (Condo C) that will be developed by SCG Development and conveyed to Arrowbrook Centre LLC, the ground lessor, upon the final completion of construction in Winter 2022. The project includes 15 Americans with Disabilities Act (ADA) compliant units. The six-story parking garage will consist of approximately 473 parking spaces with 424 parking spaces dedicated for residential units and 49 parking spaces dedicated for the retail condominium. The project is located in a highly desirable location in Herndon and is part of the Arrowbrook Centre mixed-use development that includes Arrowbrook Centre Park, an actively selling Pulte for-sale townhome and condominium community, and future high-rise hotel/office/condominium buildings.

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 to create 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 LIHTCs 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 an LIHTC in June 2020, and it 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 to create affordable senior housing. Using the PPEA process, the FCRHA partnered with The Michaels Group to implement the project using an LIHTC and other funding sources. The development is undergoing the land use approval process. The developer applied for 9 percent LIHTC in March 2021, and the project timeline will be established once the credit is awarded.

One University: The development will create 240 affordable housing units on an 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 U.S. Department of Housing and Urban Development (HUD) and Stratford Capital Group to complete the project using an LIHTC and other funding sources. The project was awarded an 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, and the lease will generate funds to support the creation of additional affordable housing.

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 sources including an LIHTC. The project is currently in the design stage, and an application for 4% LIHTC is expected to be submitted to Virginia Housing in June 2022. Assuming that the project is awarded LIHTC in July 2022, construction can be completed by the end of 2024.

Little River Glen I Renovation: The development project will renovate 120 affordable senior housing units located on the Little River Glen campus. The project will be funded using an LIHTC and other sources. The LIHTC application will 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 4% LIHTC in July 2022, construction can be completed by the end of 2024.

Stonegate Village Apartments Renovation: The development project will renovate 234 affordable housing units located in Reston near the intersection of Reston Pkwy and Glade Drive. The renovation scope includes site improvements and a comprehensive interior rehabilitation, such as kitchen and bathroom modernization, flooring, painting, window replacement, and accessibility upgrades. The property condition needs assessment was completed in October 2020, and the design phase was initiated in December 2020. The LIHTC application will be submitted in March 2022. Assuming that the project is awarded an 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 to 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 to create affordable housing. Oakwood and Autumn Willow (mentioned previously) are two recent examples of leveraging county-owned land to address the affordable housing needs identified in the plan. The staff has identified several other county-owned properties for creating additional affordable housing. Due diligence is underway to determine the feasibility of development of each site.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Table 56 – 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, housing relocation services, 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 rehabilitated: 200 Household housing: 15 household housing units |
| 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 CoC grants: 37 • People receiving ESG-funded homelessness prevention and rapid rehousing assistance: 1,300 • New households served in local Bridging Affordability program: 105 |
| 2 | Goal Name | Special Needs |

| | |
|---|---|
| | <p>Goal Description</p> <p><i>To provide affordable housing options to special-needs populations</i></p> <p>The county will provide affordable housing options in several ways to special-needs populations, including low- to extremely low-income households, seniors, and persons with physical or mental disabilities (note: persons with special needs are also served throughout the other goals identified in the Housing Blueprint and the Consolidated Plan).</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 | <p>Goal Name Low-Income Working Families</p> |
| | <p>Goal Description</p> <p><i>To meet the affordable housing needs of low-income working families</i></p> <p>The county will work in various ways to address the current need for affordable housing among low-income working families, estimated at about 31,000 units.</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 | <p>Goal Name Working Families/Workforce Housing</p> |
| | <p>Goal Description</p> <p><i>To increase workforce housing through creative partnerships and public policy</i></p> <p>As the county is projected to add 62,184 households over the next 15 years (of which 18,622 are expected to earn 80 percent of the AMI and below), the need for affordable housing options will grow, particularly for moderate-income workers.</p> <p><u>Projected Outcomes:</u></p> <p>New housing opportunities: 420</p> |

| | | |
|---|-------------------------|--|
| 5 | Goal Name | Human Service System |
| | Goal Description | <p><i>To 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 an 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 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 to help prevent 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 that 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 service delivery performance to ensure that residents receive high-quality services as needed.</p> |
| 6 | Goal Name | Poverty Reduction/Self-Sufficiency |

| | |
|--------------------------------|--|
| <p>Goal Description</p> | <p><i>To reduce poverty and foster self-sufficiency using public and private resources to provide essential training and support services and by encouraging employment opportunities and business development</i></p> <p>The county will strengthen self-sufficiency for program participants in various ways, including programs and activities funded through the CCFP. Consistent with the FCRHA’s Moving to Work 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. 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 the skills necessary for jobs that both provide sufficient wages for individuals and families to be self-sufficient and help 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 that they have access to affordable childcare, services for adults who are elderly or have disabilities, 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 microenterprises 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 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 retail, industrial, and other emerging development types.</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.</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 In cooperation with the county's Department of Code Compliance, build on community strengths and involve the residents in decision-making on needs, priorities, plans, improvements, and solutions to community concerns.</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 it, 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 16 projects will be the basis for all investment of HOME, CDBG, and ESG entitlement funds and any subsequent leverage of local and private resources for FY 2022. The recommended allocations to each project are based on the HUD FY 2021/County FY 2022 grant notice received on February 25, 2021.

Projects

| # | Project Name |
|----|---|
| 1 | Section 108 Loan Payments |
| 2 | Fair Housing |
| 3 | Planning |
| 4 | General Administration (CDBG) |
| 5 | HOME Administration |
| 6 | Targeted Public Services (CCFP TPS) |
| 7 | Home Repair for the Elderly & Community Rehabilitation |
| 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 Request for Proposals |
| 16 | North Hill |

Table 2 – 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 production needs 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 can reach their highest level of personal achievement. The Board recognized that to help residents do so, they must have access to affordable housing. When households pay more than 30 percent of their income in housing, they are forced to make difficult choices regarding other necessities, such as healthcare and transportation to employment.

The *Communitywide Housing Strategic Plan* identified a specific need for an additional 15,000 net new homes to be built over the 15 years (ending in 2034) that are affordable to households at 60 percent of the AMI and below. More price-appropriate housing is needed in the county at a range of income levels in both the rental and homeownership markets because an increasing number of households struggle to find affordable housing in the county. Individuals and families with the lowest income levels face the greatest challenges finding affordable housing.

The Board of Supervisors recognized that the lack of affordable housing is a leading cause of homelessness in the county when they first adopted a “Housing Blueprint” on January 26, 2010 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 those 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.

Price-appropriate housing must also be available to county residents with disabilities. Individuals with disabilities are more likely to have extremely low-income and often face a compounded problem of finding housing that is both affordable and has the accessibility features needed for them to live comfortably in the home. In addition, 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 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 and 26,385 owner-occupied units that are affordable to individuals and families with extremely low and very low incomes (defined by VCHR as those earning 50 percent of AMI and below). Over time, the gap between supply and demand will grow considerably without new approaches for expanded housing availability and affordability. Recent growth and the capacity for residential development based on current land use and zoning indicate that the county is expected to add more than 62,000 households by 2032. To support sustainable population growth and bolster the Fairfax County economy, planning for affordable housing to both address the current housing gap and meet the needs of the growing workforce is critical.

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

Goal 1: To address the challenge of homelessness

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

Goal 3: To meet the affordable housing needs of low-income working 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 gathering county officials and staff, representatives from the nonprofit 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 leverage community and private sector resources through partnerships. The county will complete projects already in the pipeline and 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 those of first-time buyers. Included in this range are the diverse housing needs of hard-working but low-paid families; senior citizens; persons with physical or mental disabilities; and the workforce across Fairfax County.

The main obstacle 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 | 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 | 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: \$355,344 |

| | |
|--|--|
| Description | 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, and 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: \$1,231,950 |

| | |
|--|--|
| 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 CCFP; 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: \$391,356 |

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| | 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 TPS) |
| | 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: \$905,873 |
| | | Description |
| | Target Date | 6/30/2022 |

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| 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 | The funding will be allocated to the CCFP for TPS to support programs provided in FY 2022. TPS programs typically provide a variety of services aimed at promoting stability and self-sufficiency, preventing homelessness, and/or meeting basic needs, including case management, training in life skills, employment, financial management, ESOL, and limited direct financial assistance and in-kind donations. |
| 7 | Project Name |
| | Home Repair for the Elderly Program (HREP) 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: \$1,065,979 |
| | Description |
| | Funding will enable minor repairs at no cost to 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. Proposed funding supports salaries and fringe benefits plus related operating and equipment costs. These funds are supplemented by county funds from the Elderly Housing Programs budget. Funding will also be used to support the provision of technical assistance, training, referral services, and rehabilitation materials for the preservation of affordable single and multifamily housing units in the City of Falls Church and the Town of Herndon. |

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| | Services and materials will be provided to assist in renovations needed to comply with local codes, install accessibility features, and/or correct deficiencies necessary to preserve housing and/or prevent homelessness. HUD's <i>Uncapped Low and Moderate Income Summary Data for Exception CDBG Grantees</i> will be used to determine the eligible benefit areas in the City of Falls Church and 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 HREP. The numbers of families and individuals assisted in the City of Falls Church and in 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 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: \$1,352,805 |
| 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 |

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| | 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: \$3,538,193 HOME: \$14,957 |

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| 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 ADUs 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 |

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| | 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 Codes – 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: \$25,000 |
| | Description | 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 |

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| | 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 multifamily properties typically involves some relocation for low- and moderate-income residents. Beneficiary demographics will be tracked as services are provided and 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: \$326,321 |
| | Description | CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or to 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 of 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 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 |

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| | Special Needs Working Families | |
| Needs Addressed | Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing | |
| Funding | CDBG: \$650,000 | |
| Description | All 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, have large families with severely limited housing options, are severely rent-burdened, or are victims of domestic violence. In FY 2022, special needs housing may be funded through 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 intend to preserve and maintain long-term safe affordable housing for residents with special needs. These 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 heaters, and/or replace pipes and lighting. | |
| 14 | Project Name | Emergency Solutions Grant |
| | Target Area | Countywide |
| | Goals Supported | Homelessness |
| | Needs Addressed | Homelessness Prevention and Rapid Re-Housing |
| | Funding | ESG: \$508,353 |
| | Description | Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to |

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| | fund activities that emphasize 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 2022. Beneficiary demographics will be tracked as services are provided and reported in the CAPER for FY 2022. | |
| Location Description | To be determined. | |
| Planned Activities | ESG funds will be used to support homelessness prevention and rapid rehousing assistance to persons who are at risk of or experiencing homelessness. Funded activities will provide housing relocation and stabilization services, as well as short-to medium-term rental assistance to help program participants regain stability in current permanent housing or move into more-suitable permanent housing 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, past due 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: \$1,570,787 HOME: \$1,335,527 |
| | Description | The FY 2022 CDBG/HOME Affordable Housing RFP will be used to fund the acquisition, preservation, and/or rehabilitation of existing affordable |

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| | | housing units and the development of new affordable housing units for income-eligible homebuyers or renters. Notice of funding availability will coincide with CHDO funding availability 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 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 provide affordable rental housing for persons with income at or below 50 percent of 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: \$1,500,000 |
| | Description | Funding supports 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 |

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| | 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 | North Hill Affordable Multifamily Rental Housing Development: 279 low–moderate-income families Beneficiary demographics will be tracked as services are provided and 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 is opportunity-driven in the allocation of affordable housing resources while working actively to promote the de-concentration of poverty, particularly in FCRHA programs. The FCRHA has financed the acquisition and development of properties countywide over the last 10 years and will continue to operate its program on a countywide basis.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| Countywide | 100 |

Table 57 - 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 here are taken from the Housing Blueprint. A copy of the draft Housing Blueprint for FY 2021 is 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 58 - 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 59 - 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 11 public housing properties in FY 2022. The variety of repairs and projects based on the different needs of each aging asset and the estimated cost for these properties is presented.

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

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

Penderbrook requires flooring and appliance replacement for an estimated \$35,000.

Ragan Oaks needs upgrades to the common area cooling system and replacement of flooring and countertops in aging units for an estimated \$14,530.

Colchester Towne requires HVAC unit replacement at an estimated cost of \$24,000.

Greenwood needs sealcoating and striping of the asphalt parking lot and replacement of all asphalt roof shingles along with HVAC replacements for a total estimate of \$365,500.

Kingsley Park requires sealcoating and striping of the asphalt parking lot and replacement of bathroom flooring in units for an estimate of \$56,000.

Rosedale needs repairs to exterior walls of the buildings along with exterior guardrails, replacement of interior flooring, and sealcoating and striping the parking lot for a total estimate of \$20,925.

Old Mill Gardens requires replacement of interior unit cabinets and countertops on turnover for an estimate of \$252,000.

Westford requires replacement of appliances and flooring for an estimated \$5,200.

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

Waters Edge needs the unit sliding doors and the entry doors replaced for an estimate of \$11,500.

The total planned FY 2022 capital funding expenditures 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 council meets approximately 2 to 3 times per year to advise the FCRHA about its MTW objectives and plays a policy development role with the FCRHA's annual MTW Plans.

The Fairfax County Homeownership and Relocation Division (HRD) conducts intake and counseling for RAD-funded residents who are aspiring homeowners. On March 7, 2019, the FCRHA amended its homeownership preference points policy to provide one point for each year of uninterrupted, unduplicated time in FCRHA rental program, including HCV, RAD, or FCRHA self-sufficiency programs. The policy allows for a maximum of three points and is an equivalency for families on the First-Time Homebuyers Program eligibility list. The policy helps residents in these programs have an equal opportunity to purchase a home through the FCRHA ADU program. Residents moving from these 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. Up to 50 families are expected to 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 on 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 ensuring that every family and individual has an affordable, stable place to call home. This commitment is reflected in the Fairfax County Board of Supervisors’ adoption of the local Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in 2008. The following strategies are established by the Blueprint: preventing homelessness owing 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 in collaboration with the public and private sectors to implement a plan 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. Adoption of the plan was deferred due to the COVID-19 pandemic; however, it is expected to be finalized soon. The plan is to make Fairfax County a place where all people live in communities that foster safe, enjoyable, and affordable living expenses, and nine priority areas are

identified, including housing and neighborhood livability. The housing and neighborhood livability priority area includes the following strategies to strive to end homelessness:

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 CoC and the ESG, are essential resources for local efforts to end homelessness. Fairfax County therefore strives to utilize these resources in the most effective and efficient way possible.

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

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

The Fairfax County CoC established a coordinated system that sets standards for eligibility and prioritized access to homeless assistance programs, referral procedures, 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, 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 manner that is consistent across programs using many standardized questions and tools, such as the Vulnerability Index – Service Prioritization Decision Assistance Tool (VI-SPDAT). The assessments provide valuable information to homeless assistance providers and the system in making decisions as to where families and individuals should be referred to for assistance and who is prioritized for the most resource-intensive programs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Using funding from a 2016 bond, three shelters are slated to be renovated or replaced in the coming years: the Patrick Henry Family Shelter, the Eleanor U. Kennedy Shelter, and the Embury Rucker Community Shelter. These buildings are dated, lack accessibility, and have major mechanical system deficiencies. They also lack sufficient space to provide a wide array of onsite services for guests of the shelters or unsheltered individuals that visit during the day to receive basic needs including food, showers, and laundry. Improvements through their redevelopment will ensure that the emergency shelters are safe 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, redevelopment creates an opportunity to incorporate new permanent supportive housing units into new design and construction.

Rapid rehousing 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 to improve local programs include using data to better target assistance to 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

Fairfax County prioritizes the commitment of resources 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 the 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 FY 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: Provide affordable housing options to special-needs populations.

Goal 3: Meet the affordable housing needs of low-income working families.

Goal 4: Increase workforce housing through creative partnerships and public policy.

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

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

- Develop a minimum of 5,000 new units of housing affordable at 60% of AMI and below within 15 years.
- Provide bonus densities in exchange for affordable housing via the ADU and WDU programs.
- Increase community understanding and desire to ensure sufficient housing affordability for all throughout the county.
- Do not approve residential rezoning above the low end of the Comprehensive Plan range unless an appropriate commitment of land, dwelling units, and/or a cash contribution to the HTF is provided.
- Capitalize the HTF and the Tysons HTF so that they can be used as a mechanism to fund the development of affordable housing throughout the county, specifically in the Tysons area.
- Encourage affordable housing as a development option for infill sites, particularly in commercial areas and near employment concentrations.
- Prioritize using county and other government-owned buildings and land as sites for the provision of affordable housing.
- Promote and facilitate innovative site design and construction techniques and encourage the use of manufactured housing and manufactured housing components to provide affordable housing.
- Support the efforts of the FCRHA in producing a portion of these affordable housing units through the use of county resources and the approval of suitable housing sites.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

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

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

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

Predicted job growth through 2032 will continue to increase competition for the supply of housing in Fairfax County. The goal is to develop a minimum of 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) owing to the continued build-out of the county.

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

Actions planned to foster and maintain affordable housing

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

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

Fairfax County strives to conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help revitalize and promote the stability of older neighborhoods.

Policies implementing this objective include the following:

- Ensure no net loss of affordable housing through market-affordable and committed affordable units.
- Help low- and moderate-income seniors and homeowners with disabilities 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, and lighting) in existing neighborhoods.
- Maintain housing quality in existing neighborhoods and preserve neighborhood stability through the abatement of “spot” blight.
- Facilitate improvement and maintenance of existing neighborhoods by initiating community development programs with as little displacement as possible and by incorporating affordable housing units as part of all major housing rehabilitation efforts.
- Retain existing below-market-rental housing through acquisition and subsidies such as rehabilitation assistance.
- Facilitate the retention of existing mobile home and manufactured housing communities identified in the area plans as appropriate for mobile home and manufactured housing use (the Countywide Land Use policy adopted the Guidelines for Mobile Home Retention).

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

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

Specific CAPs administered by Fairfax County that help reduce the number of poverty-level families include HCV, Transitional Housing, Permanent Supportive Housing, and the Family Unification Program. The FCRHA's PROGRESS Center undertakes family self-sufficiency initiatives and links the FCRHA's residents with county resources to prevent eviction, assist with family crises, meet lease obligations, access mental health services, and participate in economic self-sufficiency programs.

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

Actions planned to develop institutional structure

Gaps and strengths related to the institutional structure were identified in SP-40 of the Consolidated Plan 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 are not homeless but live in precarious housing situations and are unable to get on housing waitlists need other affordable alternatives. The county or a contracted entity can match between individuals who need housing and persons with safe, decent rooms to rent. Individuals could receive guidance on what to look for in a housemate, what questions to ask, how to check references, and how to develop a rental agreement.

Strategy #2: *Expand the Housing Locator program to serve non-homeless individuals with disabilities in precarious housing situations.*

Persons with low income and disabilities that live in precarious housing situations who are not homeless need assistance finding affordable alternatives that meet their needs. The county's Housing Locator Network prioritizes working with homeless populations, which keeps the program generally operating at capacity. Adding staff resources to serve non-homeless persons with disabilities living in unsafe, overcrowded, or unaffordable housing reduces 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 coordinate services in Fairfax County to help combat poverty and help low-income residents become self-sufficient. The CCFP is a countywide grant process for funding private community-based human services programs that meet community-identified

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

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

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(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, creating 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 1, 2, or 3 years may be used to determine that at least 70 percent of CDBG funds are used to benefit low- and moderate-income persons. For CDBG, Fairfax County uses a 3-year average to ensure compliance with the low–moderate-income benefit. For the FY 2022 One-Year Action Plan, the years applicable are 2020, 2021, and 2022.

The county program-specific requirements for CDBG, HOME, and ESG are listed as follows.

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

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

| | |
|--|-----------|
| 1. The total 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 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. Surplus funds from urban renewal settlements. | |
| 4. The 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 1, 2, or 3 years may be used to determine that at least 70 percent of CDBG funds are used to benefit low- and moderate-income persons.

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(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 2022 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), as follows:

The county has no plan to utilize HOME funding in FY 2022 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 CoC established a set of policies and procedures for the provision of financial and rental assistance that is funded by the federal ESG and other homeless assistance programs. These written standards were developed in collaboration for public and private partners from the CoC and are designed to follow the authorizing laws, regulations, and Federal Register Notices for the ESG program.

2. If the CoC has established a centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

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

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

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

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

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

As required by federal regulations, the Fairfax CoC includes formerly homeless individuals as members of the CoC board. In addition, a consumer advisory council reviews important policies and procedures with staff from the Office to Prevent and End Homelessness and provides valuable feedback based on the perspective of formerly homeless individuals.

5. Describe performance standards for evaluating ESG.

ESG program funding is primarily used to support homelessness prevention and rapid rehousing assistance in the Fairfax County CoC. A web-based Homeless Management Information System database application is used to record, measure, and evaluate data related to ESG-funded programs. There are

four primary performance standards used to evaluate ESG-supported programs: (1) the number of families and individuals served over the course of a fiscal year; (2) the length of time that services are provided; (3) the housing destination of families and individuals exiting the program; and (4) the number of people that return to homelessness after being assisted with rapid rehousing. To increase the effectiveness and efficiency of homeless assistance programs, the goal is to increase the number of people assisted each year, reduce the length of time that services are provided, increase the number of people exiting programs to permanent housing destinations, and reduce the number of people that return to homelessness each year.

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.

APPENDIX – Community Input

The COVID-19 pandemic prevented regular, in-person community engagement as a part of the consolidated planning process. However, two large-scale community engagement efforts included many of the topics of Consolidated Planning and the two public hearings and public comment period allowed for specific comments on the plan. This appendix summarizes the results of the Communitywide Housing Strategy and the Countywide Strategic Plan community engagement as they relate to topics within the Consolidated Plan as well as the public comment on the Consolidated Plan itself.

Communitywide Housing Strategy Survey (2017)

The County conducted a community-wide housing study in 2017 with 3,758 respondents, largely (94%) county residents. Most respondents (78%) were homeowners, 14% were renters, and about 6% lived with a friend or family member. Therefore, homeowners were overrepresented in the sample of respondents. Homeowners make up 67 percent of households in the county. People older than 55 were also over-represented. Seventy-eight percent of householders in the county are younger than 55, whereas only 56 percent of respondents were younger than 55. Households with incomes \$50,000–\$100,000 were overrepresented in the sample, while households with income below \$50,000 and over \$150,000 were underrepresented.

Three-quarters of respondents answered that there is not enough affordable housing in Fairfax County and more than 85 percent agreed that low-wage workers are not able to find affordable housing in the County. More than 60 percent of respondents agreed that more housing should be developed for low-wage workers and more than 80 percent supported more housing investment for seniors and those with disabilities. Likewise, most respondents felt that housing should be more available and affordable for young people and public sector workers.

Respondents favored strategies that require all new market-rate housing development to include some housing that is affordable to lower income households. Most respondents also supported direct housing grants to working families, seniors and disabled individuals as well as using County funds for loans to nonprofit organizations that build housing affordable to lower-income households. Finally, most respondents supported higher densities, particularly near transit.

Respondents were also given the opportunity to weigh in on their vision for the County. Offering more affordable housing and lowering the cost of living to allow for diversity were important themes of the responses. Many respondents gave accounts of their own experience and many felt that they may have to leave the County without additional housing supports. Many re-emphasized their support for transit-oriented development. Views on the origin of housing affordability and cost-of-living challenges were very diverse as were independently proposed solutions to these challenges. However, nearly all respondents emphasized the importance of affordability and access to economic opportunity or the consequences of leaving the trajectory of increasing cost of living unchecked.

Countywide Strategic Plan Community Engagement (2019)

In 2019, the county conducted extensive community feedback and stakeholder engagement for the Countywide Strategic Plan: 1,674 in-person meeting participants, 17,355 survey responses, intentional

outreach to underrepresented communities and feedback from Boards, Authorities and Commissions, as well as the business community. Housing and neighborhood livability were addressed in the engagement as a major theme.

Community feedback touched a variety of Quality and Affordability topics under a Housing theme. Residents expressed concern that there is sometimes a stigma attached to affordable housing and that the County needs to provide general education about strategies for providing affordable housing including incentives and funding to combat misunderstanding. Some residents expressed desire to expand the Area Median Income designations of programs to include more participants. Affordability concerns were not limited only to low-income residents; there is a concern that the area is not affordable for young working adults. Many residents expressed a desire for housing options, especially for seniors, who may need tax breaks or options to allow for accessory dwelling units on their property. The “missing middle” was mentioned in a number of settings, with the question of, “are we building enough middle-income housing?” There was a sense among residents that specific groups are not able to afford housing in the county. Suggestions included the review of policies to allow all school employees to qualify for housing, such as teachers, instructional aides, and bus drivers. One group in need of affordable housing is students, especially, as noted, if the county wants to be a magnet for higher learning.

Feedback also included comments focused on ensuring that quality is maintained for those older residents who may desire to age in place, to the quality of apartments that serve lower-income groups and the responsiveness (or not) of landlords. In a larger context, a consistent need expressed was for the preservation of older housing stock and suggestions for county-provided links to approved contractors to an expansion of the home repair program to allow people to more easily age in place. Some comments were received about code enforcement and the need to increase the number of inspectors in the field to identify violations.

Public meetings attendees commented about helping residents build equity in affordable housing, with examples given, such as land trust partnerships in Charlotte, North Carolina and Boulder, Colorado, that are helping people move towards ownership. A general concern was conveyed for protections for tenants’ rights as it related to facility maintenance, adjacent nuisances, and tenant rights as it relates to rent hikes. A desire was expressed for housing units with first floor living and universal design.

There was a general understanding and support for increased density in selected areas of the county. Citizens possess an understanding of the concept of mixed-use development and made suggestions of how to implement mixed use, such as the county mandating commercial development and housing collaborations. Proposed increases in housing quantity were met with encouragement to repurpose aging strip retail corridors to multifamily housing. A variety of housing units, including micro-units and “tiny houses” were suggested. Additionally, feedback mentioned the inclusion of 3- and 4-bedroom units in affordable discussions; many families cannot find these units. It was suggested that developers be required to commit a higher % of ADUs in all projects. Shared housing and co-housing and Home Sharing Programs were all mentioned as possible solutions. Some comments put the responsibility back on developers and employers who bring jobs to the area; employers need to bring housing along with their jobs. The need for partnerships to provide affordable housing was emphasized.

Some community perceptions of the county are of a bureaucratic morass that hinders development, while others expressed concern that the county acquiesced to developers for the sake of tax dollars. Most citizens do not have a clear picture of the entitlement process and, as a result, the community feedback on this Indicator lagged behind other Indicators. One non-profit, in particular, suggested that the county waive development (or entitlement) fees for constructing non-profit housing.

The topic of County Amenities resonated throughout the community feedback. Desires were expressed for community public gathering spaces, often in the context of residents wanting to connect to those around them. Amenities such as parks, sidewalks, trails, access to transit, access to retail (particularly food options), and recreation options were mentioned in public forums. Sidewalks particularly resonated with citizens. It was pointed out that there is a lack of completed sidewalks in the county, and that some trails were prone to flooding. One person noted, “My area is not going to be walkable with more roads.” Citizens also noted the general loss of grocery stores in their area. With an increased emphasis on the aging populations, some commenters suggested mixed-use development targeted toward seniors. Citizens mentioned the need for additional homeless shelters and an expansion of programming to assist those in need. As a result, homelessness metrics were added to the topic area based on feedback from the community and those of other teams.

CCFAC Public Needs Hearing (October 13, 2020)

The CCFAC held a public hearing on October 13, 2020 to receive community input on the performance of the Fairfax County Consolidated Plan and Citizen Participation Plan, as well as on the County’s housing and community development needs to be addressed in the Five-Year Consolidated Plan for FY 2022-2026 and One-Year Action Plan for FY 2022. In particular, CCFAC was interested in hearing from residents who need, or are receiving, affordable housing and/or other human services assistance; and from local community or faith-based organizations and private enterprises that provide direct services to, and/or advocate for, individuals and families.

Participants had the opportunity to make presentations, as well as provide feedback in three areas:

- 1) What are their household’s housing and/or human services needs and how well are those needs being met?
- 2) What are specific housing and/or human services needs in the area where they live in the County or where their organization is located? What needs are projected to exist in FY 2022-FY 2026 and will current affordable housing and human services be sufficient to meet those needs?
- 3) Have they experienced any discrimination in accessing housing or housing-related needs? If so, how?

Two individuals representing organizations (Literacy Council of Northern Virginia and Service Source) provided testimony about the importance of adult language and literacy education, and support for employment services for residents with autism.

Public Comment Period on the Proposed Consolidated Plan for FY 2022-2026 and One-Year Action Plan for FY 2022 (February 9, 2021 to March 23, 2021)

The County released the Proposed Consolidated Plan for FY 2022-2026 and One-Year Action Plan for FY 2022 on February 9, 2021 for public and stakeholder review and comment. Six individuals provided comments in the following areas:

- 1) encourage the addition of tree planning to Hazard Mitigation plans;
- 2) use a HMTL format or other more accessible means, when posting and transmitting documents to improve accessibility, especially for individuals with visual impairments;
- 3) increase affordable housing and housing subsidies for low-income residents, especially for the homeless, people of color and immigrants;
- 4) replace or improve landscaping at Greenwood Apartments in Falls Church for asset preservation, security and appearance; and
- 5) conduct building renovations and upgrades, as well as provide additional human services at Morris Glen Senior Apartments in Alexandria for improved quality of life, wellness and safety.

Board of Supervisors Public Hearing (March 23, 2021)

The Board of Supervisors held a public hearing on March 23, 2021 to obtain public and stakeholder feedback on the Proposed Consolidated Plan for FY 2022-2026 and One-Year Action Plan for FY 2022. Although no individuals provided testimony at the public hearing, two individuals representing organizations (FCRHA and Fairfax NAACP Housing Committee/South County Task Force) submitted written testimony in advance of the public hearing.

Both expressed support for the Proposed Consolidated Plan for FY 2022-2026 and One-Year Action Plan for FY 2022, and how the Plans outline housing and development conditions and trends affecting affordable housing, project future needs, describe the County's adopted goals of sheltering the homeless, provide for people with special needs, and creatively increase the amount of workforce housing. Specific comments are as follows:

- 1) support the funding recommendations contained in the One-Year Action Plan for FY 2022 to address a prioritization of needs including homelessness prevention and rapid re-housing, affordable rental housing, homeownership access and rehabilitation, targeted public services, and community development;
- 2) use federal housing funding to help support essential work toward County priorities, including assisting individuals with back rent and mortgage payments missed due to Covid-19;
- 3) increase availability of social services (permanent supportive housing) for people who have disabilities or are aged and might otherwise be homeless, as well as job training programs;
- 4) move quickly with preservation efforts, such as partnering with nonprofits to update older garden-style apartments; and
- 5) pursue opportunities to rehabilitate mobile homes, build modular housing, and increase availability of affordable workforce housing.

HOUSING BLUEPRINT: AT A GLANCE – FY 2021



GOALS

| | | | |
|---------------------------------------|---|--|---|
| Address the Challenge of Homelessness | To Provide Affordable Housing Options to Special Needs Population | Meet the Affordable Housing Needs of Low Income Working Families | To Increase Workforce Housing through Creative Partnerships and Public Policy |
|---------------------------------------|---|--|---|

NEW PROGRAM ADMISSIONS/TURNOVER

| | | | |
|----------------------------------|---|--|--|
| FCRHA Federal Resources: 64 | FCRHA- Fairfax County Rental Program (Seniors): 104 | FCRHA – Fairfax County Rental Program: 350 | |
| Bridging Affordability: 50 | FCRHA Federal Resources: 128 | FCRHA Federal Resources: 149 | |
| Continuum of Care (turnover): 50 | Bridging Affordability: 10 | | |
| | <ul style="list-style-type: none"> • Persons with physical/sensory disabilities: 10 • Persons with CSB eligible disabilities: 10 • Households leaving domestic violence situations: 10 | | |

NEW UNITS DEVELOPED

| | | | |
|---|---|--|---|
| Veterans Affairs Supportive Housing (VASH) Vouchers: 25 | Non-Profits: Federally-Funded Group Home Beds: 12 | Non-profit acquisitions/federal resources: 4 | Workforce Dwelling Units (WDUs) (estimate): 300 |
| With Federal Funding: 4 | Mainstream Vouchers: 30 | | Affordable Dwelling Units (ADUs) (estimate): 25 |
| COC: 1 | State Rental Assistance Program: 25 | | |

BLUEPRINT PROJECT

It is anticipated that \$12 million will be made available for approximately 150 units of acquisition or construction. Ten percent of the funds will be available for projects serving the Homelessness goal, and ten percent for the Special Needs goal. Approximately \$5.5 million of the total \$12 million is a set-aside within the Tysons Trust Fund.

FY 2021 TARGETS

| | | | |
|-----|-----|-----|-----|
| 209 | 344 | 623 | 325 |
|-----|-----|-----|-----|

FY 2021 NET INCREASE

| | | | |
|----|----|-----|-----|
| 45 | 82 | 124 | 325 |
|----|----|-----|-----|

ON THE HORIZON/UNDER CONSTRUCTION

| ON THE HORIZON | UNDER CONSTRUCTION | ON THE HORIZON | UNDER CONSTRUCTION | ON THE HORIZON | UNDER CONSTRUCTION | |
|---|--------------------|--|--|--|--|---|
| <ul style="list-style-type: none"> ○ Route 50/West Ox (Sully District) – Up to 30 units permanent supportive housing ○ Shelter rebuild, renovation, including Eleanor Kennedy shelter replacement in combination with a range of housing options ○ Reevaluation of Bridging Affordability program relative to serving people coming out of homelessness and with special needs | | <ul style="list-style-type: none"> ○ Autumn Willow (Springfield District) – up to 100 senior units ○ Little River Glen (Braddock District) – up to 60 senior units ○ Oakwood (Lee District) – 150 senior units ○ One University (Braddock District) – 120 senior units | <ul style="list-style-type: none"> ○ North Hill (Mount Vernon District) – 63 senior units ○ New Lake Anne Village (Hunter Mill District) – 240 units | <ul style="list-style-type: none"> ○ Redevelopment of certain FCRHA Public Housing Properties under HUD Rental Assistance Demonstration (RAD) FCRHA property renovations: Murraygate and RAD properties ○ One University (Braddock District) – 120 units | <ul style="list-style-type: none"> ○ Arden project (Mount Vernon District) - (pending funding and tax-credit award)- approximately 8 units ○ North Hill (Mount Vernon District) – 216 units ○ Arrowbrook (Dranesville District) – 274 units | <ul style="list-style-type: none"> ○ Proposed reform of the Workforce Dwelling Unit policy |

CROSS-CUTTING INITIATIVES

| | | | |
|--|---|---|---|
| <ul style="list-style-type: none"> ○ Implementation of Diversion First ○ Identify new funding opportunities for affordable housing development | <ul style="list-style-type: none"> ○ Apply for additional Family Unification Program and Veterans Affairs Supportive Housing vouchers ○ Explore increased flexibility in policies concerning serving persons graduating from permanent supportive housing ○ Explore expanded project-basing of State Rental Assistance Program assistance ○ Implement development-fee relief for affordable housing development | <ul style="list-style-type: none"> ○ Consider tax exemption for developers providing housing affordable to extremely low-income households (30 percent of area median income and below) ○ Identify opportunities to expand FCRHA income ○ GMU Health study ○ One Fairfax Policy | <ul style="list-style-type: none"> ○ Continued implementation of FCRHA Moving to Work designation ○ Facilitate affordable studio development countywide ○ Health and Human Services System Integration |
|--|---|---|---|

Housing Affordability Gap Analysis Appendix

Virginia Tech's Virginia Center for Housing Research (VCHR) estimated the housing affordability gap for Fairfax County (i.e., the difference between the number of affordable units needed and that available) for the two tenure categories of renters and owners. VCHR assumes that all cost-burdened households need more affordable housing. A housing unit with no residents is considered a vacant unit. New units under construction not yet occupied are classified as vacant housing units if all exterior windows and doors have been installed and final usable floors are in place. Not all vacant units will clearly become occupied, and housing that is not suitable may be vacant for an extended period. Units that are vacant for rent or for sale at each of the HUD affordability levels are considered available to the households in the corresponding income range and tenure category in this analysis. Nonetheless, the suitability of a vacant unit cannot be identified, and the number of vacant units is small. Therefore, 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 the income level 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. The affordability gap may vary depending on which assumption is applied. We calculate the 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). To better understand the reasons for the affordable housing gap, 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 (see 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 |
| HAMFI: HUD Area Median Family Income. This acronym is interchangeable with AMI (Area Median Income). | |

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

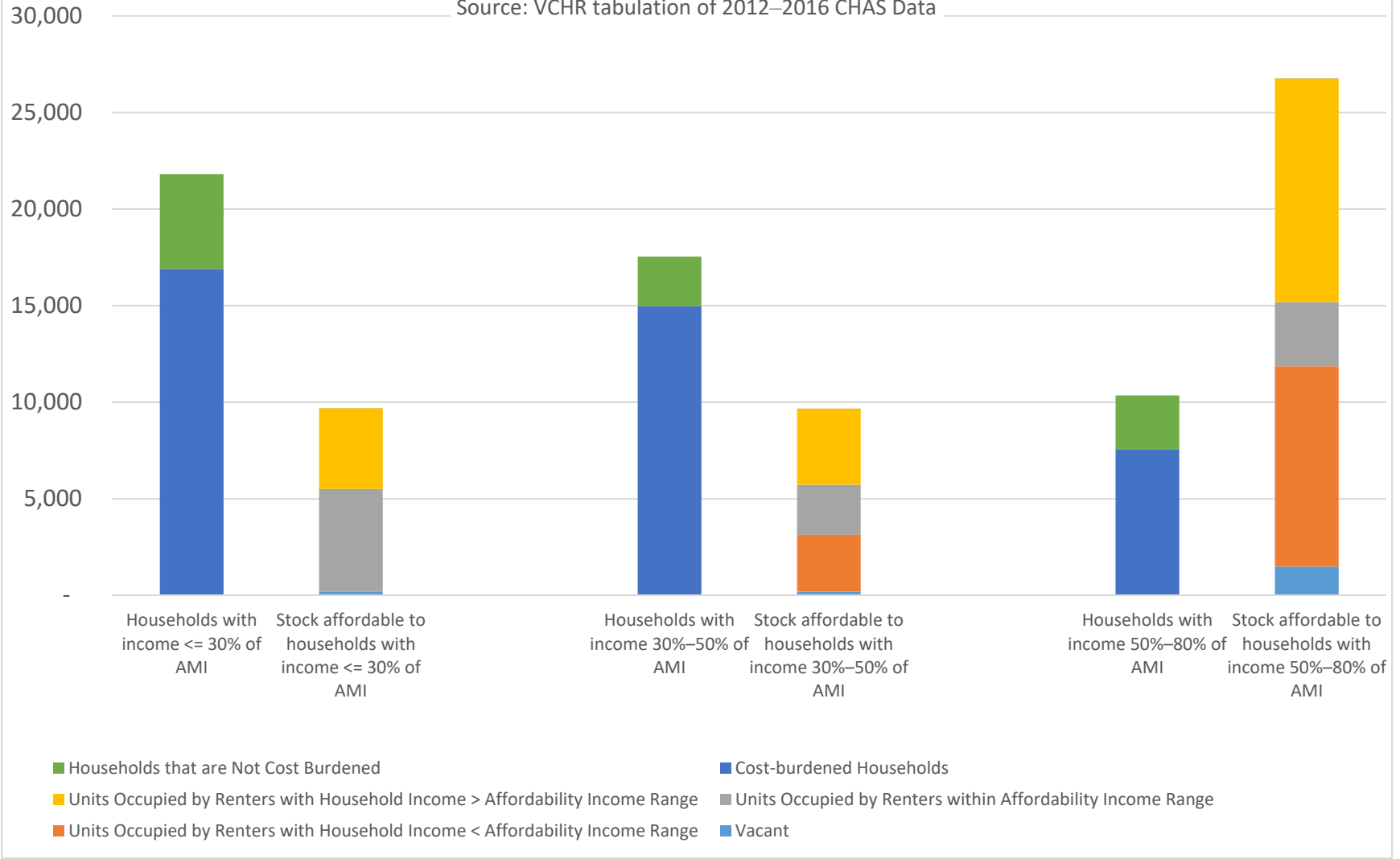
Table 3: Affordable rental housing by occupant income

| 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% of HAMFI | 9,690 | 200 | 2% | 5,315 | 55% | 0 | 0% | 4,175 | 43% |
| 30%–50% of HAMFI | 9,660 | 195 | 2% | 2,600 | 27% | 2,940 | 30% | 3,925 | 41% |
| 50%–80% of HAMFI | 26,760 | 1,485 | 6% | 3,320 | 12% | 10,375 | 39% | 11,580 | 43% |
| >80% of 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, approximately 65 percent of units are affordable only to households with 80 percent and more of HAMFI. Approximately 43 percent of the rentals that are affordable to extremely low-, very low-, and low-income households are occupied by households with higher income, which is evidence that many Fairfax County renters prefer 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% of HAMFI | 21,805 | 9,690 | (12,115) | 16,895 | 77% |
| 30%-50% of HAMFI | 17,535 | 9,660 | (7,875) | 14,970 | 85% |
| 50%-80% of HAMFI | 10,350 | 26,760 | 16,410 | 7,550 | 73% |
| >=80% of 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 scarce. There are 12,115 less affordable units 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 these households inevitably become cost-burdened renters. In total, 77% of extremely low-income renters and 85% of very low-income renters are cost-burdened.

Because the market does not impose occupancy standards that restrict the affordable supply of units to the renters who need them, the gross deficit of affordable units in a tight market such as Fairfax County balloons owing to a mismatch of affordable units and renters. Rental units with site-based assistance can impose occupancy standards; however, the supply of assisted units for renters below 30 percent of HAMFI has been

stagnant or dwindling, and market pressures have created 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 may become available. However, households with higher incomes may successfully compete to occupy these units.

VCHR estimated the rental housing affordability gap for Fairfax County, that is, the difference between the number of affordable units needed and the number of available affordable units. However, the affordability gap can vary depending on the assumption applied. We calculate the 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% of HAMFI | 21,805 | 9,690 | 12,115 |
| 30%–50% of HAMFI | 17,535 | 9,660 | 7,875 |
| 50%–80% of HAMFI | 10,350 | 26,760 | (16,410) |
| >=80% of 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 price range that is affordable to their household income retain their existing occupancy. The first definition of the housing affordability gap is unrealistic because it assumes that all households occupy units in their income range. Households that live in affordable units and retain their occupancy adjusts the number of households who cannot afford their unit (a) - (b). Housing units currently occupied by the lower income level are not retained and are thus 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. Affordable housing is not occupied only by specific income levels and, therefore, the numbers are not precise; however, it is the 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 | <= RHUD30 | RHUD30– RHUD50 | RHUD50– RHUD80 | > RHUD80 |
|------------------------------|---------------------|---------------------------|---------------------------|--------------------|
| <=30% of HAMFI | 5,315 | 2,940 | 5,175 | 7,735 |
| 30%–50% of HAMFI | 1,430 | 2,600 | 5,200 | 7,895 |
| 50%–80% of HAMFI | 525 | 830 | 3,320 | 5,585 |
| 80%–100% of HAMFI | 520 | 875 | 3,685 | 8,980 |
| > 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% of HAMFI | 21,805 | 5,315 | 16,490 | 0 | 200 | 200 | 16,290 |
| 30%–50% of HAMFI | 17,535 | 4,030 | 13,505 | 2,940 | 195 | 3,135 | 10,370 |
| 50%–80% of HAMFI | 10,350 | 4,675 | 5,675 | 10,375 | 1,485 | 11,860 | (6,185) |
| >=80% of 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% of HAMFI | 16,895 | 200 | 16,695 |
| 30%–50% of HAMFI | 14,970 | 195 | 14,775 |
| 50%–80% of HAMFI | 7,550 | 1,485 | 6,065 |
| >=80% of 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% of HAMFI | 21,805 | 12,115 | 16,290 | 16,695 |
| 30%–50% of HAMFI | 17,535 | 7,875 | 10,370 | 14,775 |
| 50%–80% of HAMFI | 10,350 | (16,410) | (6,185) | 6,065 |
| >=80% of 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

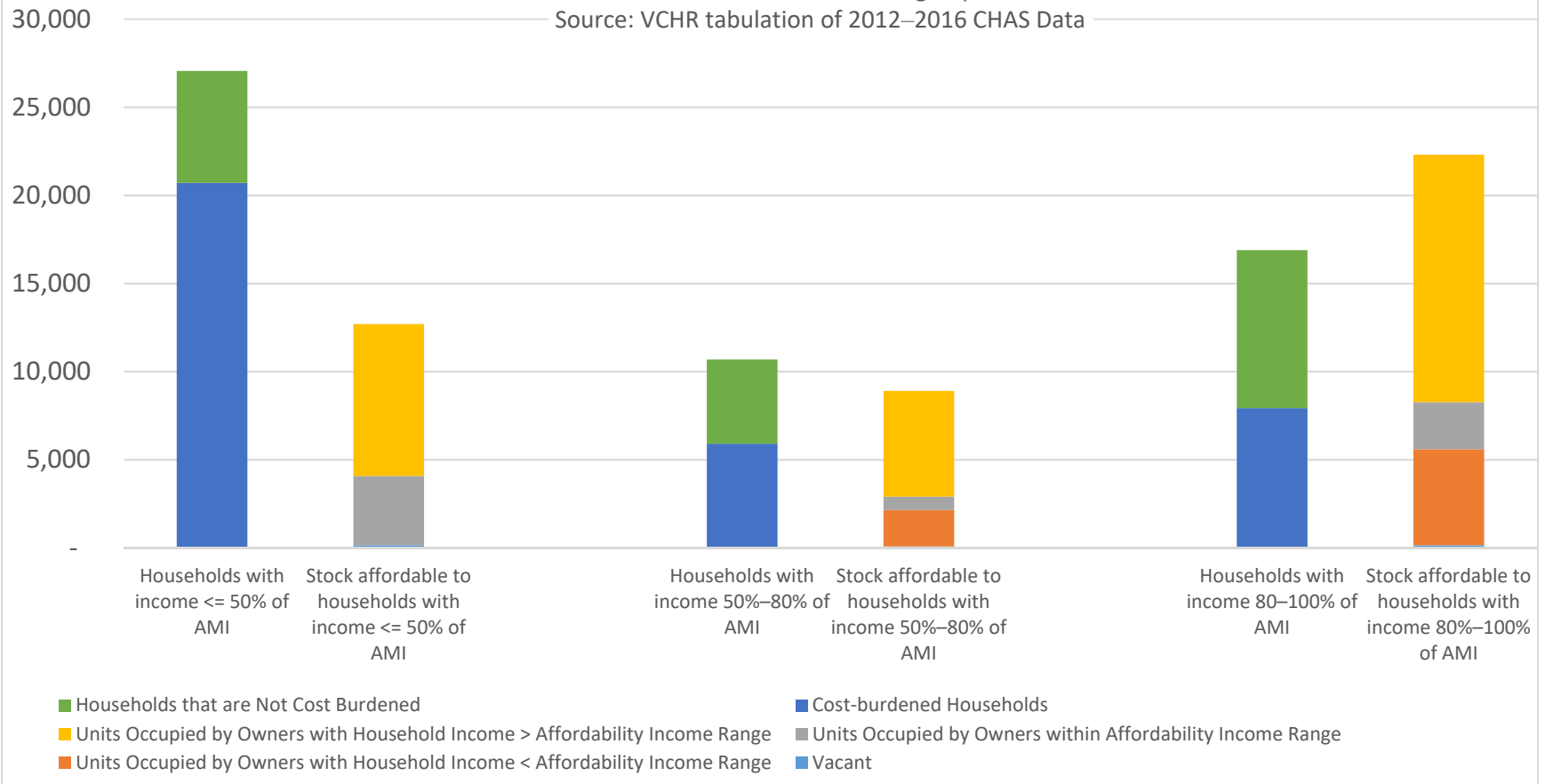


Table 10: Affordable owned/for-sale housing by occupant income

| 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% of HAMFI | 12,695 | 155 | 1% | 3,925 | 31% | 0 | 0% | 8,615 | 68% |
| 50%–80% of HAMFI | 8,905 | 85 | 1% | 765 | 9% | 2,065 | 23% | 5,990 | 67% |
| 80%–100% of HAMFI | 22,310 | 150 | 1% | 2,675 | 12% | 5,445 | 24% | 14,040 | 63% |
| >100% of 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 units in Fairfax County, approximately 84 percent 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 indicates that homebuyers in lower income ranges experience intense competition for affordable homes from households with incomes in higher ranges. That very little owned or for-sale housing stock is 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% of HAMFI | 27,060 | 12,695 | (14,365) | 20,710 | 77% |
| 50%–80% of HAMFI | 10,690 | 8,905 | (1,785) | 5,915 | 55% |
| 80%–100% of HAMFI | 16,890 | 22,310 | 5,420 | 7,930 | 47% |
| >=100% of HAMFI | 210,710 | 223,055 | 12,345 | 21,850 | 10% |

Data Source: 2012–2016 CHAS

For very low- and low-income households, affordable owned/for-sale stock is scarce. The number of affordable owned/for-sale units is 14,365 less than the number of very low-income households and 1,785 less than the number of low-income ones. 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 for Fairfax County, that is, the difference between the number of affordable units needed and the number available. However, the affordability gap can vary depending on the assumption applied. We calculate housing affordability gap for owned/for-sale units in four ways. Three methods are the same as those for the rental affordability gap, and one method was 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% of HAMFI | 27,060 | 12,695 | 14,365 |
| 50%–80% of HAMFI | 10,690 | 8,905 | 1,785 |
| 80%–100% of HAMFI | 16,890 | 22,310 | (5,420) |
| >=100% of HAMFI | 210,710 | 223,055 | (12,345) |

Data Source: 2012–2016 CHAS

The second calculation assumes that households already occupying units in a price range that is affordable to their household income retain their existing occupancy. Under this scenario, the gross deficit for very low-income households is 22,980 units, and that for low-income households is 6,410 units. Affordable housing is not occupied only by specific income levels and, therefore, the numbers are not precise; however, it is the realistic minimum supply that must be added to offer affordable housing to all residents.

Table 13: Owned/for-sale housing stock by income level of occupied households

| Owner-Occupied Stock | <= VHUD50 | VHUD50–VHUD80 | VHUD80–VHUD100 | > VHUD100 |
|----------------------|-----------|---------------|----------------|-----------|
| <= 30% of HAMFI | 1,895 | 1,080 | 1,945 | 7,880 |
| 30%–50% of HAMFI | 2,030 | 985 | 1,805 | 9,305 |
| 50%–80% of HAMFI | 1,365 | 765 | 1,695 | 6,850 |
| 80%–100% of HAMFI | 1,450 | 1,285 | 2,675 | 11,405 |
| > 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 in Unaffordable Stock (a) - (b) | Occupied by Lower Income Level (c) | Vacant (d) | Available Owned/For-Sale Stock (c) + (d) | Gross Deficit (a) - (b) - (c) - (d) |
|-------------------|-----------------------------|---|--|------------------------------------|------------|--|-------------------------------------|
| <= 50% of HAMFI | 27,060 | 3,925 | 23,135 | 0 | 155 | 155 | 22,980 |
| 50%–80% of HAMFI | 10,690 | 2,130 | 8,560 | 2,065 | 85 | 2,150 | 6,410 |
| 80%–100% of HAMFI | 16,890 | 5,410 | 11,480 | 5,445 | 150 | 5,595 | 5,885 |
| >=100% of HAMFI | 210,710 | 210,320 | 390 | 35,440 | 1,840 | 37,280 | (36,890) |

Data Source: 2012–2016 CHAS

The third calculation is like the second one; however, owners without a mortgage are excluded from demand. There are two types of owners (with and without a mortgage). Because owners without a 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 deficits for very low-income and low-income households are 14,575 and 4,305 units, respectively.

Table 15: Owned/for-sale affordability gap – Scenario 3

| Income Range | Total Owner Households (a) | Total Owners Living in Affordable Stock (with a Mortgage) | Owners without a Mortgage | Affordable Units (b) | Households who Cannot Afford their Unit (a) - (b) | Occupied by Lower Income Level (c) | Vacant (d) | Available Owned/For-Sale Stock (c) + (d) | Gross Deficit (a) - (b) - (c) - (d) |
|-------------------|----------------------------|---|---------------------------|----------------------|---|------------------------------------|------------|--|-------------------------------------|
| <= 50% of HAMFI | 27,060 | 2,435 | 9,895 | 12,330 | 14,730 | 0 | 155 | 155 | 14,575 |
| 50%–80% of HAMFI | 10,690 | 1,560 | 3,285 | 4,845 | 5,845 | 1,455 | 85 | 1,540 | 4,305 |
| 80%–100% of HAMFI | 16,890 | 4,160 | 4,590 | 8,750 | 8,140 | 3,985 | 150 | 4,135 | 4,005 |
| >=100% of 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 and low-income households is 20,555 and 5,830 units, respectively.

Table 16: Owned housing affordability gap – Scenario 4

| Income Range | Cost-Burdened Owners (a) | Vacant (b) | Gross Deficit (a) - (b) |
|-------------------|--------------------------|------------|-------------------------|
| <= 50% of HAMFI | 20,710 | 155 | 20,555 |
| 50%–80% of HAMFI | 5,915 | 85 | 5,830 |
| 80%–100% of HAMFI | 7,930 | 150 | 7,780 |
| >=100% of 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% of HAMFI | 14,365 | 22,980 | 14,575 | 20,555 |
| 50%–80% of HAMFI | 1,785 | 6,410 | 4,305 | 5,830 |
| 80%–100% of HAMFI | (5,420) | 5,885 | 4,005 | 7,780 |
| >=100% of HAMFI | (12,345) | (36,890) | (24,500) | 20,010 |

Appendix

COUNTY OF FAIRFAX, VIRIGINA

CITIZEN PARTICIPATION PLAN FOR CONSOLIDATED PLANNING

Adopted by the Board of Supervisors
December 8, 1997

Last Amended by the Board of Supervisors
March 23, 2021

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1. Applicability

As an Urban County, Fairfax County receives the following federal program funds provided through the U.S. Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG)
- Emergency Solutions Grants (ESG)
- HOME Investment Partnerships Program (HOME)

To receive these resources, federal regulations require the County to undergo a consolidated planning process, which includes the submission of documents that cover the planning, application and reporting of such resources. These consolidated documents include the: Five-Year Consolidated Plans, Annual Action Plans, Consolidated Annual Performance Evaluation Report (CAPER), and the Citizen Participation Plan (CPP). In accordance with the consolidated planning process, the County must adopt a CPP which sets forth the policies and procedures for citizen participation and consultation in the development, revision, implementation and amendment of these consolidated planning documents.

2. Encouragement of Citizen Participation and Consultation

Fairfax County's CPP provides guidance for reasonable and accessible public input and participation in the consolidated planning process, and encourages citizen participation in defining the housing, community development and public service needs in the community. This includes public services to be provided by community-based organizations, as well as funding priorities supported by funds provided through the County's Five-Year Consolidated Plan and Annual Action Plan ("Plans"). The CPP encourages participation by all residents and stakeholders during the development and implementation of the Plans, but especially by:

- members of low- and moderate-income households;
- residents of public/assisted housing, including resident boards/councils/corporations;
- minorities;
- persons who are non-English speakers;
- persons with disabilities;
- residents of predominantly low- and moderate-income neighborhoods;
- residents of designated revitalization and/or slum/blighted areas; and
- residents of areas where program funds are proposed to be used.

Additionally, the CPP encourages the participation of public and private agencies, such as:

- local and regional institutions;
- Continuums of Care;
- businesses and developers;

- public, private and nonprofit organization (including philanthropic, community-based and faith based organizations, public and assisted housing agencies, health services providers, social services providers);
- community- and regionally-based organizations that represent protected class members;
- organizations that enforce fair housing laws;
- other local governments and metropolitan planning organizations;
- broadband internet service providers and organizations engaged in narrowing the digital divide; and
- agencies primarily responsible for the management of flood prone areas and public land/water resources, and emergency management agencies.

Additionally, the County will consult with the Fairfax County Redevelopment and Housing Authority (FCRHA) to encourage the participation of residents of public and assisted housing and/or targeted revitalization areas during the consolidated planning process. Information on the housing and community development activities relevant to the FCRHA will be provided to the housing authority so that such information can be made available during the FCRHA annual public hearing.

3. Consolidated Community Funding Advisory Committee

The Consolidated Community Funding Advisory Committee (CCFAC) is a citizen group established by the Fairfax County Board of Supervisors (Board) to monitor and advise the Board on the development and implementation of the Plans. CCFAC submits the Plans to the Board for review and approval. Additional roles of the CCFAC may include providing comments on the Consolidated Community Funding Pool (CCFP) RFP funding process and funding recommendations that are forwarded by the Selection Advisory Committee (SAC) to the Board, and coordinating with the Community Action Advisory Board (CAAB) in the Community Services Block Grant (CSBG) funding process.

CCFAC will receive citizen input on current and needed housing, community development, and public services, including housing and services to be provided by community-based organizations, annually at one or more public hearings to be held before the CCFAC. CCFAC will receive citizen input through written and oral comments presented at or prior to the close of the public hearing before the Board.

Members are appointed by the County Executive to serve for a term of three years. Membership may include representatives of human services provider groups, consumer and community organizations and other boards, authorities, and commissions, which are involved in human services, including, but not limited to, the FCRHA, the Human Services Council, the Community Action Advisory Board, the Fairfax-Falls Church Community Services Board, the Fairfax County Alliance for Human Services, and the schools community.

4. Information Available and Displacement

The County will encourage citizen participation by providing the public with adequate information concerning the Plans: the amount of funds expected to be available; the proposed range of activities that may be undertaken with those funds, including the amount that will benefit members of very low- and low-income households; and the plans to minimize displacement and to assist any persons who are displaced, other important program requirements, and proposed and approved uses of funds.

Information on the Plans' public notice and public hearing(s) schedule will be disseminated to local agencies, community-based organizations and nonprofit organizations working with or in the interests of residents who are minority, non-English speaking, physically impaired, and/or the faith-based community in order to provide the opportunity for full citizen participation to as many people as possible.

5. Availability to the Public

There are two types of documents available to the public, each with their own timeframes and requirements: Proposed Documents and Approved/Accepted Documents. The documents will be available to the public in one or more of the following ways:

- Online at: <https://www.fairfaxcounty.gov/housing/>
- At the Department of Housing and Community Development located at 3700 Pender Drive, Fairfax, Virginia 22030
- At the information desk of the County Government Center at 12000 Government Center Parkway, Fairfax Virginia 22035
- At the information desk of branches of the Fairfax County Public Library system.

a. Proposed Documents

Prior to submission to HUD, citizens will have an opportunity to comment on proposed documents at public hearings, meetings, or by directly contacting the appropriate County agency staff, according to the advertised public notice. Proposed documents are available during their respective comment periods and upon adoption and/or acceptance by HUD, the final versions will be retained on file. During the comment periods listed in the Appendix, the following proposed documents will be available:

- Proposed Citizen Participation Plan
- Proposed Citizen Participation Plan substantial amendments
- Proposed Five-Year Consolidated Plan
- Proposed Five-Year Consolidated Plan substantial amendments
- Proposed Annual Action Plan
- Proposed Annual Action Plan substantial amendments
- Proposed Consolidated Annual Performance and Evaluation Report

b. Approved/Accepted Documents

The County will provide residents, public agencies, and other interested parties with reasonable and timely access to records for the preceding five years. The documents available include:

- Citizen Participation Plan, as adopted
- Five-Year Consolidated Plans, as adopted
- Annual Action Plans, as adopted
- Consolidated Annual Performance and Evaluation Reports accepted by HUD

A reasonable number of free paper copies of the Plans will be available upon request. The Citizen Participation Plan may be provided in a format accessible to persons with disabilities and those with limited English proficiency, upon request. Any persons requesting such copies should contact the Fairfax County Department of Housing and Community Development (DHCD) at (703) 246-5101 or the TTY number 711.

6. Technical Assistance

The County will provide technical assistance to groups representing members of very low- and low-income households, as well as to community-based organizations and interested residents, upon request for such assistance with the development and submission of proposals for funding under any federal or local funding sources covered by the Plans. Any persons requiring technical assistance should contact DHCD at (703) 246-5101 or the TTY number 711.

7. Public Notices

Upon the publication of the proposed Plans, CAPER, CPP and any substantial amendments or revisions to these documents, a public notice with a summary of the proposed document will be advertised according to the table described in the Appendix.

For the Plans, a public notice with a summary of the proposed document will be advertised:

- online at www.fairfaxcounty.gov/housing;
- in the lobby of the Department of Housing and Community Development;
- at the information desk of the County Government Center;
- in a newspaper(s) of general circulation and in at least one non-English publication;
- in branches of the County Library system; and
- reasonable and timely efforts will be made to provide notice in County community centers and senior centers, as well as online through County-managed websites, social media and other communication platforms and e-mail distribution lists available to the County.

The summary provided with the public notice will describe the contents and purpose of the document, the duration of the public comment period, and a list of the locations where the entire document may be examined. Comments for each proposed document will be accepted according to the time frames described in the Appendix.

8. Public Hearings

A minimum of two public hearings will be held prior to the submission of the Plans to HUD:

1. CCFAC Public Needs Hearing on Proposed Plans: Held by the CCFAC, this public needs hearing informs the development of the Plans prior to the beginning of the consolidated planning process and solicits public comments from the community regarding housing and community development needs, public service needs, proposed activities, and program performance. Community input may also be gathered by the CCFAC or County staff through a variety of means, such as internet-based citizen input.
2. Board of Supervisors Public Hearing on Proposed Plans: Prior to the submission of the Plans to HUD, a second public hearing will be held by the Board on the proposed Plans, as recommended by the CCFAC. Final approval of program priorities and funding recommendations included in the Plans will be made by the Board.

All public hearings will be held after adequate notice to the public (at least 15 calendar days prior to the date of the public hearing), at times and locations convenient to County citizens and organizations, as well as for potential and actual beneficiaries of the programs funded. These public hearings will also accommodate for persons with disabilities and residents who are non-English speaking, such as providing an interpreter whenever a significant number of persons who are non-English speaking are expected to participate.

9. Citizen Comments

Comments received from citizens as a result of public hearings or other activities to gather community input will be given serious consideration in the preparation of the final Plan document, amendments to the Plans, or the CAPER.

The County will prepare a summary of written and verbal comments received from citizens, public hearings, focus groups, community meetings, and other methods when preparing the Plans or CAPER, and any amendments to these consolidated planning documents. This summary will be attached to the final Plans or CAPER.

10. Complaints

Timely written responses to citizen complaints and grievances will be provided within 15 business days of the County's receipt, where practicable. If additional time is required, written notice will be provided.

11. Substantial Amendments and Revisions

The Plans may be amended with the approval of the Fairfax County Board of Supervisors. The County will amend the approved Plans whenever it makes one of the following decisions representing a substantial change or adjustment to:

1. carry out a project, using funds from any of the federal HUD programs covered by the Plans (including program income) not previously described in the Plans; or
2. eliminate a project from any of the federal programs covered by the Plans (including program income) for funds previously approved by the Board; or
3. the amount of program money for an activity such that the funding level of the activity would change by more than 10 percent.

A minor amendment is any change that does not meet the threshold of a Substantial Amendment and does not require public input and, in most circumstances, do not require Board approval.

a. Five-Year Consolidated Plan and Annual Action Plan Amendments

In general, any substantial change or adjustment to a Plan's project budget will be treated as an amendment subject to 30-day public notice, review, and comment through a County budget review process. Adjustments required to project budgets will be included in a budget review and will be subject to public comment during the public hearing process held on each of these reviews. In some circumstances, changes to the Plan program objectives may be addressed through the appropriation of funds outside of the budget review process for an activity not previously approved in the Plan. In such cases, public notice will be given before the Board is scheduled to take action on such an appropriation.

b. Citizen Participation Plan Amendments

Proposed changes to the CPP will be advertised for public comment at least 30 calendar days prior to the adoption or amendment of the CPP by the Board. The proposed revisions to the CPP will become effective upon the date of the Board approval.

12. Performance Reports

The County prepares an annual performance report called the Consolidated Annual Performance and Evaluation Report (CAPER), which requires the completion of a public participation process before the CAPER is submitted to HUD. Public participation includes reasonable public notice and the opportunity for public comment, as described in the Appendix.

13. Waivers; Public Emergencies

All of the requirements in the CPP are subject to change in the event of guidance or waivers issued by HUD. During times of public emergencies, the County may establish expedited or revised procedures to draft, propose, or amend the Plans, CAPER and CPP.

For example, under expedited or revised procedures and in the interest of public safety, in-person public hearings would not be held, hard copies of documents might not be placed in all physical locations, and Fairfax County may meet federal public notice and public meeting requirements virtually if:

1. the County's expedited and revised procedures adhere to, and comply with, HUD guidance and/or waivers;
2. national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and
3. virtual hearings provide reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

14. Appendix - Summary of Notice, Comment and Hearing Timelines

| | Public Notice | Comment Period (HUD may alter) | Public Hearing |
|---|---|---|--|
| Citizen Participation Plan (CPP) | Includes a summary of the contents, purpose, duration of public comment period, list of locations where document is available. | 30 calendar day period prior to the adoption of the proposed CPP by the Board. | N/A. |
| CPP Amendments | Contains summary of the contents, purpose, duration of public comment period, list of locations where document is available. | 30 calendar day period prior to the adoption of the proposed CPP amendment by the Board. | N/A |
| Five-Year Consolidated Plan/Annual Action Plans (“Plans”) | Includes summary of the contents, purposed duration of public comment period, list of locations where document is available, the amount of assistance expected, the range of activities undertaken, estimated amount that will benefit low/mod residents. | 30 calendar day period prior to the submission of the Board-adopted Plan to HUD. | During the planning process to receive comments on housing, community development, and human services needs in the community. During the development of proposed activities to receive comments on the Proposed Plans. |
| Substantial Amendments to the Plans | Includes summary of the contents, purpose, duration of public comment period, list of locations where document is available. | 30 calendar day period prior to the submission of the Board-adopted substantial amendment to HUD. | N/A |
| Consolidated Annual Performance and Evaluation Report (CAPER) | Includes summary of the contents, purpose, duration of public comment period, list of locations where document is available | 15 calendar day period prior to the submission of the CAPER to HUD. | N/A |

**APPENDIX
FIVE-YEAR CONSOLIDATED PLAN FY 2022-2026 AND
ONE-YEAR ACTION PLAN FOR FY 2022 TIMELINE**

Summer/Fall 2020

Review previous community input from Countywide Strategic Plan and
Communitywide Housing Strategic Plan

9/8 Notified CCFAC about Consolidated Plan cycle

October 2020

10/13 CCFAC meeting: Community input forum in conjunction with the CCFAC
housing and community needs public hearing

November 2020

11/18 Working Advisory Group meeting

December 2020

12/8 CCFAC meeting: Review and provide preliminary comments on draft
Consolidated Plan and One-Year Action Plan

January 2021

1/12 CCFAC meeting: Approve release of Proposed Consolidated Plan and One-Year
Action Plan for public comment

February 2021

2/9 Board of Supervisors meeting: Authorization to Advertise a Public Hearing for
March 23, 2021 on the Proposed Consolidated Plan and One-Year Action Plan

Release Proposed Consolidated Plan and One-Year Action Plan for minimum 30-
day public comment period

March 2021

- 3/23 Board of Supervisors meeting: Public Hearing on the Proposed Consolidated Plan and One-Year Action Plan
- 30-day public comment period ends

April 2021

- 4/13 CCFAC Meeting: Consider public comments and approve forwarding the Final Consolidated Plan and One-Year Action Plan to the Board of Supervisors for approval

May 2021

- 5/4 Board of Supervisors meeting: Approve Final Consolidated Plan and One-Year Action Plan
- 5/13 Submit the Final Consolidated Plan and One-Year Action Plan to HUD in IDIS

July 2021

- 7/1 CDBG Program Year 47 (FY 2022) begins
HOME Program Year 30 (FY 2022) begins