

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
February 6, 2024**

**AGENDA**

- 9:30 Presentation of the Best Workplaces for Commuter Awards
- 9:30 Presentations
- 9:30 Presentation of the Don Smith Award
- 10:00 Report on General Assembly Activities
- 10:30 Matters Presented by Board Members
- 10:30 Items Presented by the County Executive

**ADMINISTRATIVE  
ITEMS**

- 1 Streets into the Secondary System – Covington Woods (Mount Vernon District)
- 2 Extension of Review Period for Poplar Heights Water Tank 2232 Application (Providence District)
- 3 Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates
- 4 Authorization to Advertise a Public Hearing to Lease County-Owned Property at 3601 Firehouse Lane to DISH Wireless, L.L.C. (Mason District)
- 5 Authorization to Advertise a Public Hearing to Establish Parking Restrictions on Electronic Drive (Mason District)
- 6 Authorization to Schedule and Advertise a Public Hearing on the Proposed One-Year Action Plan for FY 2025
- 7 Authorization to Advertise a Public Hearing on the Proposed Sale of Sewer Revenue Bonds, Series 2024A and Sewer Revenue Refunding Bonds, Series 2024B

**FAIRFAX COUNTY  
BOARD OF SUPERVISORS  
February 6, 2024**

**ACTION ITEMS**

- 1 [Approval to Authorize and Execute a Project Administration Agreement with the Virginia Department of Transportation for the Design and Construction of Replacement Signage for Route 29 and Route 50 \(Braddock, Providence, Springfield, and Sully Districts\)](#)

**CLOSED SESSION**

[Closed Session](#)

**PUBLIC  
HEARINGS**

- 3:30 **Intent to Defer to 03/05/2024 at 3:30p.m.** [Public Hearing on SE 2023-MV-00021 \(Margaret Mwikali Mwongela and The Montessori School of Lorton LLC\) \(Mount Vernon District\)](#)
- 3:30 **Intent to Defer to 03/05/2024 at 3:30p.m.** [Public Hearing on SE 2023-FR-00008 \(Hirut Tesfaye/Yaya Family Childcare LLC\) \(Franconia District\)](#)
- 3:30 [Public Hearing on SE 2023-MA-00017 \(Bradlick Subsidiary LLC\) \(Mason District\)](#)
- 3:30 [Public Hearing on SEA 2002-MA-020 \(Board of Supervisors Fairfax County, Virginia and Global Signal Acquisitions IV, LLC\) \(Mason District\) \(Concurrent with 2232-2022-MA-00002\)](#)
- 3:30 [Public Hearing on RZ 2023-PR-0005 \(8221 Old Courthouse Road, L.C.\) \(Providence District\) and Public Hearing on PCA 1997-PR-007 \(RZPA 2023-PR-00036\) \(8221 Old Courthouse Road, L.C.\) \(Providence District\)](#)
- 4:00 [Public Hearing on a Proposed Zoning Ordinance Amendment Re: Outdoor Dining](#)

Board Agenda Item  
February 6, 2024

9:30 a.m.

Presentation of the Best Workplaces for Commuter Awards

ENCLOSED DOCUMENTS:

None.

PRESENTED BY:

Philip L. Winters, Director, Transportation Demand Management, Center for Urban  
Transportation Research



*Fairfax County, Virginia*  
**BOARD OF SUPERVISORS**  
**AGENDA**

**Tuesday**  
**February 6, 2024**

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9:30 a.m.

**PRESENTATIONS**

- RESOLUTION — To recognize the Davis Career Center for its 40<sup>th</sup> anniversary. Requested by Chairman McKay and Supervisors Palchik and Lusk.
- PROCLAMATION — To designate February 2024 as Career and Technical Education month. Requested by Supervisors Storck, Palchik and Smith.
- RESOLUTION — To recognize Pohick Church for its 250<sup>th</sup> anniversary. Requested by Chairman McKay and Supervisor Storck.
- RESOLUTION — To recognize the Fairfax County Auxiliary Police Program for its 40<sup>th</sup> anniversary. Requested by Chairman McKay.

**STAFF:**

Tony Castrilli, Director, Office of Public Affairs  
Jeremy Lasich, Office of Public Affairs

Board Agenda Item  
February 6, 2024

9:30 a.m.

Presentation of the Don Smith Award

ENCLOSED DOCUMENTS:

None.

PRESENTED BY:

Sean Corcoran, Chairman, Employee Advisory Council (EAC)

Board Agenda Item  
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10:00 a.m.

Report on General Assembly Activities

EQUITY IMPACT:

The County's Legislative Program sets the County's state legislative priorities and positions, which connect to many of the 17 areas of focus in the One Fairfax policy, including education, housing, the environment, health and human services, and transportation. In addition to the Legislative Program, County staff review individual bills during the General Assembly session and bring bills to the Legislative Committee of the Board of Supervisors for consideration. As part of this bill review, staff consider the equity implications of the legislation. The Committee's positions on specific bills are outlined in the memo and tracking chart included in the Committee's report.

ENCLOSED DOCUMENTS:

Documents available online at <https://www.fairfaxcounty.gov/boardofsupervisors/>, under "2024 Board Legislative Reports," by February 5, 2024.

PRESENTED BY:

Supervisor James R. Walkinshaw, Chairman, Board of Supervisors' Legislative Committee

Bryan J. Hill, County Executive

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10:30 a.m.

Matters Presented by Board Members

Board Agenda Item  
February 6, 2024

10:30 a.m.

Items Presented by the County Executive



Board Agenda Item  
February 6, 2024

ADMINISTRATIVE – 1

Streets into the Secondary System – Covington Woods (Mount Vernon District)

ISSUE:

Board approval of streets to be accepted into the State Secondary System.

RECOMMENDATION:

The County Executive recommends that the street(s) listed below be added to the State Secondary System:

<u>Subdivision</u>	<u>District</u>	<u>Street</u>
Covington Woods	Mount Vernon	Covington Woods Court

TIMING:

Board approval is requested on February 6, 2024.

BACKGROUND:

Inspection has been made of these streets, and they are recommended for acceptance into the State Secondary System.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment I – Street Acceptance Form for Board of Supervisors Resolution

STAFF:

Rachel Flynn, Deputy County Executive  
William D. Hicks, P.E., Director, Land Development Services (LDS)  
Helman Castro, P.E., Director of Operations, LDS

## Street Acceptance Form For Board Of Supervisors Resolution

<p><b>FAIRFAX COUNTY BOARD OF SUPERVISORS FAIRFAX, VA</b></p> <p>Pursuant to the request to inspect certain streets in the subdivisions as described, the Virginia Department of Transportation has made inspections, and recommends that same be included in the secondary system.</p>	<p><b>VIRGINIA DEPARTMENT OF TRANSPORTATION OFFICE OF LAND USE - FAIRFAX PERMITS</b></p> <p>REQUEST TO THE PERMITS MANAGER, FOR INCLUSION OF CERTAIN SUBDIVISION STREETS INTO THE STATE OF VIRGINIA SECONDARY ROAD SYSTEM.</p> <p><b>PLAN NUMBER:</b> 8043-SD-02</p> <p><b>SUBDIVISION PLAT NAME:</b> Covington Woods</p> <p><b>COUNTY MAGISTERIAL DISTRICT:</b> Mount Vernon</p>
<p><b>VDOT PERMITS MANAGER: <i>ROBERT H. BURTON</i></b></p> <p>BY: <u>Robert H. Burton</u> <small>Digitally signed by Robert H. Burton Date: 2023.12.12 10:27:25 -05'00'</small></p>	<p style="text-align: center;"><b>FOR OFFICIAL USE ONLY</b></p> <p><b>VDOT INSPECTION APPROVAL DATE:</b> <u>11/20/2023</u></p>

STREET NAME	LOCATION		LENGTH MILE
	FROM	TO	
Covington Woods Court	CL Pohick Road, Route 641 - 957' NW CL Southrun Road, Route 6070	622' W to End of Cul-de-Sac	0.12

<b>NOTES:</b>	<b>TOTALS:</b>
4' Concrete Sidewalks on Both Sides to be maintained by VDOT	0.12

Board Agenda Item  
February 6, 2024

ADMINISTRATIVE - 2

Extension of Review Period for Poplar Heights Water Tank 2232 Application  
(Providence District)

ISSUE:

Extension of review period for 2232 application to ensure compliance with review requirements of *Section 15.2-2232 of the Code of Virginia*.

PROJECT DESCRIPTION:

The Fairfax County Water Authority is requesting 2232 approval to replace a 71-year-old, 700,000 gallon standpipe water tank with a new, approximately 1.25-million gallon, elevated tank on Tower Street in Falls Church. The larger capacity elevated tank will allow the Water Authority to address multiple identified system deficiencies including water quality and pressure, and the need for improved fire flow and storage volumes.

The review period for the following application should be extended:

2232-2023-PR-00018	Fairfax County Water Authority Poplar Heights Water Tank Replacement Tax Map Numbers 50-1 ((2)) 89 and 94A; 50-1 ((12)) 6, 1 (pt.) and 5 (pt.) 7407 Tower St, Falls Church, VA 22046 Accepted on December 28, 2023 Extend to September 25, 2024
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RECOMMENDATION:

Staff request that the Board extend the review period for application 2232-2023-PR-00018 until September 25, 2024, to provide adequate time for the applicant to conduct public outreach and for coordination with an associated special exception application.

TIMING:

Board action is requested on February 6, 2024, to extend the review period to September 25, 2024, prior to expiration of the initial 60-day period on February 26, 2024.

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BACKGROUND:

*Subsection B of Section 15.2-2232 of the Code of Virginia* states: "Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval." The full length of an extension period may not be necessary, and an extension is not intended to set a date for final action.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

None.

STAFF:

Rachel Flynn, Deputy County Executive

Tracy Strunk, Director, Department of Planning and Development (DPD)

Salem Bush, Branch Chief, Public Facilities and Plan Development Branch, Planning Division, (DPD)

Cathy Lewis, Branch Chief, Zoning Evaluation Division, (DPD)

Kazi Mohaimin, Planner II, Public Facilities and Plan Development Branch, Planning Division, (DPD)

ADMINISTRATIVE – 3

Authorization to Advertise Public Hearings on a Proposed Zoning Ordinance Amendment Re: Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates

ISSUE:

The proposed amendment includes minor and editorial revisions as outlined in Item #7 of the Zoning Ordinance Work Program and changes necessary to address recent Virginia Code amendments, including advertising requirements. The proposed changes address the items specifically noted in the Work Program regarding the timing of published notices, an update to Board of Zoning Appeals (BZA) membership, and sanitary sewer submission requirements. Other changes address items from the Priority 2 Work Program, including the fence height allowed for wireless facilities approved with a special exception, personal service permissions in C-1 through C-4, accessory retail in warehouses, revising the definition of shopping center, and the short-term lodging appeal period. Clarifications and other revisions that are typographical or editorial in nature are also included. Links to the Zoning Ordinance Work Program and Priority 2 Work Program are provided as Attachments 3 and 4.

RECOMMENDATION:

The County Executive recommends the authorization of the proposed Zoning Ordinance amendment by adopting the Resolution set forth in Attachment 1.

TIMING:

Board action is requested on February 6, 2024, to provide sufficient time to advertise the proposed Planning Commission public hearing on February 28, 2024, and the proposed Board of Supervisors public hearing on March 19, 2024, at 4:00 p.m.

BACKGROUND:

Staff has compiled a list of changes to the Zoning Ordinance that are needed to correct errors, resolve inconsistencies, provide clarification of certain provisions, codify existing practices, and make other minor revisions, which are the subject of this proposed amendment.

As outlined below, the proposed amendment addresses three items on the Zoning Ordinance Work Program for Fiscal Year 2024, and four items on the Zoning Ordinance Work Program – Priority 2:

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- Revise the Published Notice information to clarify that the public notice regulations must be in accordance with state law. This proposed change addresses Item #7A of the Zoning Ordinance Work Program. In addition, state law no longer requires a descriptive summary in advertisements for public hearings.
- Include language to reflect that the BZA may have up to three alternate members in addition to seven permanent members. This change addresses Item #7B of the Zoning Ordinance Work Program.
- Include minimum sanitary sewer information in the submission requirements for rezoning, special exception, special permit, and development plan applications, in accordance with Item #7C in the Zoning Ordinance Work Program. The proposed revisions have been coordinated with the Department of Public Works and Environmental Services (DPWES) and would codify a sanitary sewer (wastewater) checklist that is currently being used informally as part of the zoning application review process. The checklist was developed as a result of extensive outreach with the development community.
- Revise the standards for wireless facilities approved by special exception, to allow a fence or wall that is an integral part of the wireless facility to exceed the maximum fence or wall height in accordance with subsection 4102.7.A(7)(b)5. This addresses Item #2 of the Zoning Ordinance Work Program – Priority 2.
- Revise the personal service establishment permissions, in accordance with Item #10B of the Priority 2 Zoning Ordinance Work Program. The change would allow personal service establishments by right in the C-1 through C-4 Districts. Currently, personal service establishments are only permitted if considered an associated service use in accordance with the standards in subsection 4102.1.G of the Zoning Ordinance. The extension of by-right personal service establishments to the C-1 through C-4 Districts provides additional options for small personal service establishments such as beauty salons, barber shops, and tailors, and other similar places of business and allows for the repurposing of office spaces.
- Include a standard to allow accessory retail sales not to exceed 10 percent of the gross floor area of the establishment or 5,000 square feet, whichever is smaller, in conjunction with a warehouse use approved by special exception in the I-3 District. This addresses Item #10C of the Zoning Ordinance Work Program - Priority 2. Currently, accessory retail sales are allowed for warehouses that are permitted by right in I-4, I-5, and I-6, ranging from 25 to 60 percent, but there is no allowance for accessory retail to be approved as part of the SE in the I-3 District.
- Revise the definition of shopping center to allow first floor retail (and other lower floors) in a residential building to use the shopping center parking rate. This addresses Item #12 of the Zoning Ordinance Work Program – Priority 2.
- Add short-term lodging to the types of violations that are subject to a 10-day time period for filing an appeal application. This change is consistent with current

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practice and addresses Item #27B of the Zoning Ordinance Work Program - Priority 2.

In addition to other editorial revisions, the amendment includes revisions to the Planning Commission duties and procedures in subsection 8103.2 to reflect updates to the Planning Commission bylaws. Staff will continue to review the Zoning Ordinance on an ongoing basis for future updates.

A more detailed discussion of the proposed changes is contained in the Staff Report (Attachment 2).

EQUITY IMPACT:  
None.

REGULATORY IMPACT:  
The proposed amendment enhances existing regulations by resolving inconsistencies and making minor and editorial revisions.

FISCAL IMPACT:  
None.

ENCLOSED DOCUMENTS:  
Attachment 1 – Resolution  
Attachment 2 – Staff Report  
Attachment 3 – [Zoning Ordinance Work Program \(FYs 2024/2025\)](#)  
Attachment 4 – [Zoning Ordinance Work Program Priority 2](#)

STAFF:  
Rachel Flynn, Deputy County Executive  
Tracy Strunk, Director, Department of Planning and Development (DPD)  
Leslie B. Johnson, Zoning Administrator, DPD  
William Mayland, Assistant Zoning Administrator  
Carmen Bishop, Deputy Zoning Administrator, DPD  
Jennan Qato, Senior Planner, DPD  
Christopher S. Herrington, Director, Department of Public Works and Environmental Services  
Shahram Mohsenin, Director of Wastewater Planning and Monitoring Division, DPWES

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ASSIGNED COUNSEL:  
Laura S. Gori, Senior Assistant County Attorney



## RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, on February 6, 2024, at which meeting a quorum was present, the following resolution was adopted:

WHEREAS, certain revisions are needed to correct typographical and editorial errors or inadvertent omissions and make other minor revisions; and

WHEREAS, it is desirable to clarify the intent of certain Zoning Ordinance provisions and make changes necessary to address recent Virginia Code amendments, including advertising requirements; and

WHEREAS, the amendment would expand personal service use permissions in office districts, where they are compatible with other uses; and

WHEREAS, the amendment would codify sanitary sewer submission requirements to streamline the development review process; and

WHEREAS, the amendment would make other revisions as detailed in the staff report dated February 6, 2024; and

WHEREAS, the public necessity, convenience, and general welfare require consideration of the proposed revisions to the County Code.

NOW THEREFORE BE IT RESOLVED, for the foregoing reasons and as further set forth in the Staff Report, the Board of Supervisors authorizes the advertisement of the proposed Zoning Ordinance amendment as recommended by staff.

A Copy Teste:

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Jill G. Cooper  
Clerk for the Board of Supervisors



# FAIRFAX COUNTY

## PROPOSED ZONING ORDINANCE AMENDMENT

### STAFF REPORT

## Minor and Editorial Revisions and Changes to Reflect Virginia Code Updates

**February 6, 2024**

#### Hearing Dates

**Planning Commission: February 28, 2024, at 7:30 p.m.**

**Board of Supervisors: March 19, 2024, at 4:00 p.m.**

#### Staff Contact

**Jennan Qato, Senior Planner**



Americans with Disabilities Act (ADA): Reasonable Accommodation is available upon 48 hours advance notice. For additional information on ADA call 703-324-1334 or 711 (Virginia Relay Center).



**Zoning Administration Division  
Government Center Parkway, Suite 807  
Fairfax, Virginia 22035-5507  
Phone 703-324-1314**

[www.fairfaxcounty.gov/planning-development](http://www.fairfaxcounty.gov/planning-development)

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**Background**

The proposed amendment includes minor and editorial revisions including updates in accordance with state law, as outlined in Item #7 of the [Zoning Ordinance Work Program](#). The proposed changes address the items specifically noted in the Work Program regarding the timing of published notices, an update to BZA membership, and wastewater submission requirements. Other changes address items from the [Priority 2 Work Program](#), including the fence height allowed for wireless facilities approved with a special exception, personal service establishment permissions in C-1 through C-4, accessory retail in warehouses, revising the definition of shopping center, and the short-term lodging appeal period. Clarifications and other revisions that are typographical or editorial in nature are also included.

**Proposed Changes**

The proposed changes are described in the table below and are similarly numbered in the Proposed Text beginning on page 8 below.

1	2105.3.B(4)(b) – PRC Planned Residential Community District  2105.5.A – PRM Planned Residential Mixed-Use District  4102.8.H(2)(c) – Portable Storage Container  8100.2.E(4)(a)1b – Ordinance Text and Zoning Map (Rezoning) Amendments  8101.4.B(41) – Site Plans and Minor Site Plans  And any other provision where multiple family is referenced.	Revise “stacked townhouse” to read “stacked townhouse dwelling” and revise “multiple family dwelling” to read “multifamily dwelling” for consistency in the use names throughout the Zoning Ordinance.
2	2105.3.B(4)(d) – PRC Planned Residential Community District	Revise “13 persons” to read “13 persons per acre” for clarification.

3	3103.2.G (Table 3103.1) – Noise Compatibility Table	Revise the Noise Compatibility Table for the Airport Noise Impact Overlay District to indicate that uses, other than residential, in the Agricultural and Related Uses classification are not required to provide acoustical treatment. This change recognizes the exemptions afforded to most agricultural uses under state law. Residential uses will continue to be addressed as outlined under the Residential Uses classification in the table.
4	4101.3 (Table 4101.1) – Use Table for Residential, Commercial, and Industrial Districts	Revise the permissions for personal service establishments from an associated service use to by right in the C-1 through C-4 Districts. This change addresses Item #10B of the Zoning Ordinance Work Program - Priority 2. <i>See additional discussion below.</i>
5	4102.1.I – Standards for Administrative Permit Approvals	Include a standard to indicate that the Zoning Administrator may deny the renewal of an administrative permit if it does not meet Zoning Ordinance provisions or if there is evidence of noncompliance by the applicant. While the Zoning Administrator already has this authority, the additional language makes it clear for enforcement purposes.
6	4102.2.D(6) – Stable, Riding or Boarding	Correct a typographical error in a cross-reference.
7	4102.4.Q(17) – Independent Living Facility  4102.4.Q(17)(c) - Independent Living Facility  4102.4.Q(17)(e) - Independent Living Facility	Under the Independent Living Facility, replace “low-income residents” with “residents” and replace “tenants” with “residents.”
8	4102.4.Y – Wireless Facility Standards  4102.7.A(7)(b)5 – Fences and Walls	Revise the standards for wireless facilities approved by special exception to allow a fence or wall that is an integral part of the wireless facility to exceed the maximum fence or wall height permitted by Table 4102.4. This addresses Item #2 of the Zoning Ordinance Work Program – Priority 2. The change is consistent with current staff interpretation that the fencing is considered part of the wireless facility, and since the facility is exempt from Zoning Ordinance bulk regulations, fences may exceed Ordinance height limits.
9	4102.5.A – Animal Shelter or Kennel Standards	Include a standard to clarify that in Planned Districts, any outdoor component associated with an animal shelter or kennel must specifically be shown on the approved development plan. As part of this change, an outdoor component will also be allowed in the PCC District, when specifically shown on an approved development plan, consistent with other P districts.

10	4102.6.D – Warehouse	Include a standard to allow accessory retail for a warehouse use approved by special exception (SE) in the I-3 District. This addresses Item #10C of the Zoning Ordinance Work Program - Priority 2. Currently, accessory retail sales are only allowed for warehouses that are permitted by right in I-4, I-5, and I-6, ranging from 25 to 60 percent, but there is no allowance for accessory retail to be approved as part of the SE in the I-3 District; the I-3 District is the only district where an SE for a warehouse use is required. The change creates consistency across warehouse uses.
11	4102.7.A(8) – Gates and Gateposts	Clarify that gates and gateposts, as limited by subsection 4102.7.A(8), can be located in any part of the front yard and that gates and gateposts located in side and rear yards are regulated by the maximum fence or wall height standards.
12	5100.2.D(4)(a)1 – Setback Regulations	Clarify that the minimum front setback applies within the two or more front yards on a corner lot.
13	5100.2.O(3)(a) – Cluster Subdivisions	Correct a typographical error.
	5100.2.O(3)(b) – Cluster Subdivisions	Correct a cross-reference.
14	8100.1.B(1) – Required Notice for Public Hearings	Revise the Required Notice for Public Hearings information to clarify that the public notice regulations must be in accordance with state law. This proposed change addresses Item #7A of the Zoning Ordinance Work Program. <i>See additional discussion below.</i>
15	8100.10.A(1)(a) – Appeals 8100.10.A(2)(a) – Appeals 8100.10.A(2)(b) – Appeals	Clarify that, to be accepted, an appeal application must be complete and include all submission materials as specified in Section 8101.  Clarify that appeals must be filed within 30 days from the issuance date of the decision being appealed.  Add short-term lodging to the types of violations that are subject to a 10-day period for filing an appeal application. This change is consistent with current practice and addresses Item #27B of the Zoning Ordinance Work Program – Priority 2.

16	8101 – Submission Requirements	<p>Add minimum sanitary sewer information to the submission requirements for generalized development plans, conceptual and final development plans, PRC development plans, PRC plans, and certain SE and SP plats. This change is in accordance with Item #7C of the Zoning Ordinance Work Program. <i>See additional discussion below.</i></p> <p>Revise submission requirements to remove references to requests for physical copies of application materials as all application materials are currently being submitted digitally via PLUS. In addition, remove “digital” when referencing digital photographs as all photographs are submitted digitally via PLUS.</p>
17	8103.2 – Planning Commission	Revise to reflect updates to Planning Commission bylaws.
18	8103.3.D – Board of Zoning Appeals	Include language to reflect that the BZA may have up to three alternate members in addition to seven permanent members. This change addresses Item #7B of the Zoning Ordinance Work Program.
19	9102 – Definition of Shopping Center	Revise the definition of a shopping center to include retail in a mixed-use building for consistency with current practice and interpretation. This change would allow, for example, first floor retail in a residential building to use the parking rates for a shopping center. This is in accordance with Item #12 of the Zoning Ordinance Work Program – Priority 2.
20	<p>9103 – Definition of Specialized Instruction Center</p> <p>9103 – Definition of Health and Exercise Facility, Small</p>	Include examples of uses in the definitions of a specialized instruction center and a small health and exercise facility. For example, tutoring, art, and music lessons are considered a specialized instruction center, while martial arts, yoga, and cycling classes are considered a health and exercise facility.
21	Any cross-references to subsections in the Zoning Ordinance with typographical errors, for example, not including the word “subsection” or not providing the complete subsection reference where there is a partial reference may be revised.	<p>Add “subsection” where subsection is missing in a cross-reference.</p> <p>Complete cross-reference where only a partial subsection is referenced.</p>

### Revisions to Personal Service Establishment Permissions

The expansion of personal service establishment permissions, as noted in item 4 in the above table, is in accordance with Item #10B of the Priority 2 Zoning Ordinance Work Program. The change would allow personal service establishments by right in the C-1 through C-4 Districts. Personal service establishments include barber shops and beauty salons, tattoo parlors, laundromats, tailors, and other similar places of business. Currently, personal service establishments are permitted if considered an associated service use in accordance with the standards in [subsection 4102.1.G](#) of the Zoning Ordinance. An associated service use is primarily designed to serve the tenants of the building. The associated service use standards limit the use to 2,500 square feet, a combined maximum of up to 10 percent of the gross floor area of the building, and require a personal service use to be located in an office building complex. Staff have received inquiries for proposed personal service establishments in the C-1 through C-4 Districts that are unable to meet the restrictive associated service use standards. The proposed change recognizes that personal service establishments are already often provided (and are permitted) as an accessory use within other uses permitted in the C-1 through C-4 Districts, such as massage therapy establishments and small health and exercise facilities. As such, allowing by-right personal service establishments in the C-1 through C-4 Districts is compatible with current permitted uses and provides additional flexibility and options for the repurposing of office spaces.

### Submission Requirements: Sanitary Sewer Information

Including minimum sanitary sewer information in the submission requirements for rezoning, special exception, special permit, and development plan applications is in accordance with Item #7C in the Zoning Ordinance Work Program. The proposed revisions have been coordinated with the Department of Public Works and Environmental Services (DPWES) and would codify a sanitary sewer (wastewater) checklist that is currently being used voluntarily as part of the zoning application review process. The checklist was developed as a result of extensive outreach by the Wastewater Planning and Monitoring Division of DPWES, including monthly meetings initiated in early 2022 with the development community. The proposed submission requirements do not apply where there would be no net increase in sewage flow due to the proposed land use or change, or if the site is served by an individual sewage disposal system (septic system). In addition, certain application types that primarily affect homeowners, such as a special permit for an accessory living unit, home-based business, home day care, increase in fence height, or a reduction in setback requirements, would not be subject to the proposed submission requirement. It should be noted that the Zoning Ordinance allows submission requirements to be modified or waived where the requirement is not necessary for review of the application.

### State Code Changes for Required Notice for Public Hearings

Revisions to the Required Notice for Public Hearings subsection are proposed to state that public notice requirements must be in accordance with state law. This proposed change addresses Item #7A of the Zoning Ordinance Work Program. Senate Bill 1151 (2023 General Assembly) updated the timing of published notices in the newspaper for public hearings, removed the requirement for a descriptive summary in advertisements for public hearings, and included other changes to notice provisions recommended by the Virginia Code Commission. The Supreme Court has held that a “descriptive summary” means “a statement that covers the main points concisely, but without detailed explanation, in a manner that serves to describe an object for the knowledge and understanding of others.” *Glazebrook v. Bd. of Supervisors*, 587 S.E.2d 589, 591-92 (Va. 2003). The descriptive summary must also provide geographic boundaries, when applicable, to allow the public to ascertain the areas that would

be affected. *Gas Mart Corp. v. Bd. of Supervisors*, 611 S.E.2d 340, 347 (Va. 2005). In practice, this has often resulted in the County advertising lengthy and detailed descriptions of proposed changes—not just the main points—even though full staff reports and text were available online and in person. While a descriptive summary is no longer required, the newspaper advertisement would continue to include the proposed action and where additional information and staff reports are available for review. Detailed staff reports will remain accessible online. No changes are proposed to the provisions requiring posted notices on the property and abutting streets, or for the provisions relating to written notices to adjacent property owners.

### Summary

Overall, the proposed amendment corrects a number of typographical and editorial errors, resolves inconsistencies, provides further clarification on certain points, and reflects updates to state law. The proposed amendment also addresses several items in the Zoning Ordinance Work Program. It is recommended that the amendment become effective at 12:01 a.m. on the day following adoption.



## Proposed Text

In the revisions shown below, text to be deleted is identified with ~~strike-through~~ and text to be added is underlined. The item numbers in the INSTRUCTION boxes correspond to the numbers in the table above.

**#1 INSTRUCTION:** Revise subsection 2105.3.B(4)(b) to add “dwelling” after “stacked townhouse” and revise subsections 2105.3.B(4)(b), 2105.5.A, 4102.8.H(2)(c), 8100.2.E(4)(a)1b, and 8101.4.B(41) to replace “multiple family” with “multifamily,” as shown below. Similarly, replace any other instances of “multiple family” with “multifamily” throughout the Zoning Ordinance.

### 2105.3.B(4)(b):

- (b) In computing density, the following factors are used: A factor of 3.0 persons per single family detached dwelling; 2.7 persons per single-family attached dwelling or stacked townhouse dwelling; and 2.1 persons per ~~multiple family~~multifamily dwelling.

### 2105.5.A:

#### A. Purpose

The PRM District provides for high density, ~~multiple family~~multifamily residential development (generally with a minimum density of 40 dwelling units per acre) and for mixed use development consisting primarily of ~~multiple family~~multifamily residential development (generally with a density of at least 20 dwelling units per acre), with secondary office or other commercial uses.

...

### 4102.8.H(2)(c):

- (c) On lots developed with single-family attached, stacked townhouse, or ~~multiple family~~multifamily dwellings, for a period not to exceed seven consecutive days within a six-month period.

### 8100.2.E(4)(a)1b:

1. For single section developments, or multiple section developments where required recreational facilities are to be provided in the first section of the development, facilities must have an executed security package before:
  - a. Final subdivision plat approval for single-family dwelling developments; or
  - b. Issuance of construction permits for ~~multiple family~~multifamily dwelling developments, single-family attached dwelling developments not subject to subdivision approval, or combination single-family attached dwellings subject to subdivision approval and ~~multiple family~~multifamily dwelling developments.

**8101.4.B(41):**

- (41)** Identification that the development is subject to the Affordable Dwelling Unit Program provisions of Section 5101, with the specific lots or dwelling units that are affordable dwelling units designated on the site plan. However, in the case of a ~~multiple family~~ multifamily development which is under single ownership and is a rental project, the affordable dwelling units need not be specifically identified; instead, the number of affordable dwelling units by bedroom count and the number of market -rate dwelling units by bedroom count must be noted on the site plan. For multiple section developments where not all the required affordable dwellings units are to be provided in the first section of the development, the site plan for the first section and all subsequent sections must contain a notation identifying in which section(s) the affordable dwelling units will be or have been provided and a total of all affordable dwelling units for which such site plan(s) have been approved. Additionally, at the time of site plan submission, the owner or applicant must submit an affidavit that includes:

**#2 INSTRUCTION: Revise subsection 2105.3.B(4)(d) to add “per acre” after “13 persons.”**

- (d)** In computing average density on any development plan, subsequent PRC plan, or final plat of a part of a PRC District, the density may include any excess in land area over that required to support an average density of 13 persons per acre in any previously recorded final plat. As each plan and subsequent final plat is submitted, the overall density of all areas shown on recorded final plats within the PRC District is recomputed so that the average density within the recorded plats of sections of the PRC District will never exceed a density of 13 persons per acre.

**#3 INSTRUCTION:** Revise Table 3103.1 to include a 'P' for uses in the Agricultural and Related Uses classification and to include Agritourism as a use.

**Table 3103.1: Noise Compatibility Table**

For KEY to table, refer to subsection 3103.2.E, Use Limitations

Use	Noise Impact Areas (DNL dBA)		
	75+	70-75	65-70
<b>AGRICULTURAL AND RELATED USES</b>			
Agricultural Operation	<u>P</u>	<u>P</u>	<u>P</u>
<i>Growing of crops</i>	<u>P</u>	<u>P</u>	<u>P</u>
<i>Livestock</i>	NP	<u>P3*</u>	<u>P</u>
<i>Residential use</i>	NP	<u>P2</u>	<u>P3</u>
<u>Agritourism</u>	<u>P</u>	<u>P</u>	<u>P</u>
Farm Winery, Limited Brewery, or Limited Distillery	<u>P2*P</u>	<u>P3*P</u>	<u>P</u>
Stable, Riding or Boarding	<u>NP</u>	<u>P3*P</u>	<u>P</u>



**#6 INSTRUCTION:** Revise subsection 4102.2.D(6) to correct a typographical error in a cross-reference, as shown below.

- (6) The Board or BZA may modify or waive the setback requirements of subsection ~~(3)(4)~~ or ~~(4)(5)~~ above as follows:

**#7 INSTRUCTION:** Revise subsections 4102.4.Q(17), 4102.4.Q(17)(c), and 4102.4.Q(17)(e), to replace “low-income residents”, “low-income tenants” and “tenants” with “residents,” as shown below.

**4102.4.Q(17):**

- (17) The following additional standards also apply to any independent living facility that rents dwelling units to ~~low income residents (“tenants”)~~ where at least 70 percent of the dwelling units are to be provided for residents whose annual household income does not exceed 50 percent of the AMI and not more than 30 percent of the dwelling units are provided for ~~tenants~~ residents whose annual income does not exceed 70 percent of the AMI:

**4102.4.Q(17)(c):**

- (c) The owner or manager is responsible for monitoring the income level of ~~tenants~~ residents at the time of initiation and renewal of any lease term and is responsible for any reporting of such information in accordance with the requirements of the FFHA, and must establish that any live-in aide or resident care provider continues to meet the applicable requirements of this Section. The owner or manager is also responsible for completing all verification of occupancy requirements set forth in 42 U.S.C. § 3607(b) and 24 C.F.R. § 100.307 annually. The results of all such monitoring and occupancy verification must be provided to the Zoning Administrator, or designee, on an annual basis to assure on-going compliance with the tenancy and income limits. Such report must include the dwelling unit number and address, date of lease renewal, term of lease renewal, and ~~tenant’s~~ resident’s income. Should a ~~tenant-resident~~ become over-qualified with regard to income at any time during a lease term, the ~~tenant-resident~~ must vacate the unit at the end of the lease term in effect at the time of such over-qualification or within nine months of such over-qualification, whichever time period is longer.

**4102.4.Q(17)(e):**

- (e) Such independent living facilities ~~for low income tenants~~ are not subject to Section 5101, the ADU Program or the Board’s policy for Workforce Dwelling Units.

**#8 INSTRUCTION:** Include new subsection 4102.4.Y(6)(d) and revise subsection 4102.7.A(7)(b)5 to allow a fence or wall that is an integral part of a wireless facility approved by special exception to exceed the maximum fence or wall height in Table 4102.4.

**4102.4.Y(6)**

(d) In addition, a fence or wall that is an integral part of a wireless facility may exceed the maximum fence or wall height in accordance with subsection 4102.7.A(7)(b)5.

**4102.7.A(7)(b)5:**

5. A fence or wall that is an integral part of an electric substation or a wireless facility may exceed the maximum fence or wall height in Table 4102.4 above.

**#9 INSTRUCTION:** Revise subsection 4102.5.A(3) to clarify that, in Planned Districts, any outdoor component for a kennel must specifically be shown on the approved development plan.

(3) In a P district, any outdoor component must specifically be shown on the approved development plan. ~~In the PCC District, a kennel must be located in a completely enclosed building.~~

**#10 INSTRUCTION:** Include a standard to allow accessory retail sales for warehouse uses, when permitted by special exception, in subsection 4102.6.D, as shown below.

**Standards when permitted by special exception:**

(3) In the I-3 District, a maximum of 10 percent of the gross floor area of the establishment or 5,000 square feet, whichever is smaller, may be used for retail sales

**#11 INSTRUCTION:** Revise subsection 4102.7.A(8) to clarify that gates and gateposts may be located in any yard, as shown below.

**(8) Gates and Gateposts**

Gates and gateposts may be located within any ~~required minimum front setback yard~~ as follows:

- (a) ~~Four gateposts no taller than ten feet. In any front yard:~~
1. Four gateposts no taller than ten feet.
  2. Two gates no taller than eight feet.
  3. Gates and gateposts that are taller than four feet must not exceed 15 percent of the width of the lot.
- (b) ~~Two gates no taller than eight feet. Gates and gateposts located in any side or rear yard are limited to the maximum allowed fence or wall height in accordance with subsection 4102.7.A(7)(b).~~
- ~~(c) Gates and gateposts that are taller than four feet must not exceed 15 percent of the width of the lot.~~

**#12 INSTRUCTION:** Revise subsection 5100.2.D(4)(a)1 to clarify that the minimum front setback applies within the two or more front yards on a corner lot.

**(1) Corner Lots**

The following regulations apply to corner lots:

**(a) Lot Lines and Yards**

- 1.** The two or more yards lying between the principal building and the intersecting streets are ~~both~~ deemed to be front yards and the minimum front setback applies.
- 2.** The shorter street line is deemed to be the front lot line, regardless of the location of the principal entrance or approach to the main building, and the rear yard is opposite the front lot line.

**#13 INSTRUCTION: Correct a typographical error in subsections 5100.2.O(2)(a)2 and 5100.2.O(3)(a), to include “subsection” before the subsection number and correct the cross-reference in subsection 5100.2.O(3)(b) to refer to subsection 8100.5, as shown below.**

## O. Cluster Subdivisions

### (2) Post-July 1, 2004 Rezoning and Special Exceptions

- (a) Applications after July 1, 2004, are subject to the following:
1. New cluster subdivisions are not permitted by special exception in the R-2 District or in the R-3 and R-4 Districts with a minimum district size of three and one-half acres or greater;
  2. The Board may approve a proffered rezoning to the R-2 District, or a proffered rezoning to a R-3 or R-4 District with a minimum district size of three and one-half acres or greater, for the development of a cluster subdivision without bonus density when the application is for a rezoning to a residential district with a higher permitted maximum density than the existing zoning district. In conjunction with Board approval of that proffered rezoning, all minimum district size, lot area, lot width, shape factor, and open space requirements of the district and all applicable cluster subdivision provisions of Chapter 101 of the County Code must be met without modification or waiver. The provisions of subsection 8100.2.D apply to such approved proffered rezoning.

...

### (3) Pre-July 1, 2004 Cluster Subdivisions

- (a) Cluster subdivisions in the R-C, R-E, R-1, R-2, R-3, and R-4 Districts that were approved by proffered rezoning by the Board before July 1, 2004, continue to be subject to the proffered rezoning approval. Amendments to those proffered rezonings may be filed and considered in accordance with the provisions of subsection 8100.2.D. Minor modifications to those subdivisions may be permitted in accordance with subsection 8100.5.
- (b) Special exceptions for cluster subdivisions in the R-C, R-E, R-1, R-2, R-3, and R-4 Districts that were approved by the Board before July 1, 2004, and established remain valid and are subject to the special exception approval, including any approved development conditions. Amendments to special exceptions for these cluster subdivisions may be filed and considered in accordance with subsections 8100.3.D(5) and 5100.2.O. Minor modifications to those subdivisions may be permitted in accordance with subsection ~~8100.3.D(3)(b)~~8100.5.

...



**#14 INSTRUCTION:** Revise subsections 8100.1.B(1)(c) and 8100.1.B(1)(d) to clarify that the public notice regulations must be in accordance with state law, as shown below. Reletter as needed.

## **B. Scheduling and Notice of Public Hearings**

### **(1) Required Notice for Public Hearings**

- (a)** Public hearings required by this Ordinance will be held only when evidence establishes that the notice requirements in this subsection have been satisfied. All required notices must meet the standards specified by state law.
- (b)** The subject of the public hearing is not required to be advertised in full but may be advertised by reference. Every advertisement must contain a ~~descriptive summary~~ of the proposed action and must identify the place(s) within the County where copies of the subject of the public hearing may be examined.

### **Published Notice**

- (c)** ~~Public notice is the hearing body's responsibility. Notice of any hearing must be published in accordance with the standards specified by state law. Public notice of any hearing must be published once a week for two successive weeks in a local newspaper having general circulation in the County. This notice must be published at least six days, but no more than 21 days before the date of the hearing, and there must be at least six days between the first and second publication.~~
- (d)** ~~The notice must specify the time and place of the hearing and the nature of the matter before the hearing body. The hearing notice for any amendment that imposes or increases levies or fees must also include the information required by state law. The public notice is the hearing body's responsibility.~~

**#15 INSTRUCTION:** Revise subsection 8100.10.A(1)(a) to clarify that, as specified in Section 8101, an appeal application must be complete and include all submission materials, as shown below. Revise subsection 8100.10.A(2)(a) to clarify that appeals must be filed within 30 days from the issuance date. Revise subsection 8100.10.A(2)(b) to include short-term lodging to the types of violations requiring a 10-day time period for filing an appeal application.

## A. Appeal Processing

### (1) Initiation

- (a) The ~~applicant~~ appellant must submit materials in accordance with Section 8101. To be accepted, an application must be complete and include all required materials.
- (b) An appeal to the BZA may be taken by any person aggrieved or by any officer, department, board, commission, or authority of the County affected by any decision of the Zoning Administrator or from any order, requirement, decision, or determination made by any other administrative officer in the administration or enforcement of this Ordinance. An appeal that relates to a proffered condition, however, must be taken to the Board as provided for in subsection 8100.2.D(3)(d).

### (2) Time Limit on Filing

- (a) Except as set forth below, all appeals must be filed within 30 days from the issuance date of the decision appealed by filing an appeal application with the Zoning Administrator and the BZA.
- (b) Appeals from notices of violation involving the following violations must be filed within ten days from the date of the notice by filing an appeal application with the Zoning Administrator and the BZA:
  - 1. Occupancy of a dwelling unit in violation of subsection 4102.3.A.
  - 2. Parking a commercial vehicle in an R district or a residential area of a P district in violation of subsections 4102.1.B(2) and 4102.1.E(4).
  - 3. Parking of vehicles on an unsurfaced area in the front yard of a single-family detached dwelling in the R-1, R-2, R-3, or R-4 Districts in violation of subsection 6100.2.B(1).
  - 4. Parking of inoperative vehicles, as provided in Chapter 110 of the County Code, in violation of subsection 4102.7.A(13).
  - 5. Installation, alteration, refacing, or relocation of a sign on private property in violation of subsection 7100.3.A(1).
  - 6. Installation of any minor sign in violation of subsection 7100.4.
  - 7. Installation of prohibited signs on private property in violation of subsection 7100.5.B and subsections 7100.5.C(1) and 7100.5.C(5).
  - 8. Operating short-term lodging in violation of subsection 4102.7.N.
  - 89. Other short-term, recurring violations similar to those listed above as determined by the Zoning Administrator.

- (c) All appeal applications must specify the grounds for the appeal.

**#16 INSTRUCTION:** In subsection 8101.1, add a new subsection H, Sanitary Sewer Information, to the submission requirements for generalized development plans, conceptual and final development plans, PRC development plans, PRC plans, and certain SE and SP plats. Also, remove references to requests for physical copies of application materials. Renumber subsections as needed.

## 1. **General Requirements for All Applications**

- A. Submission requirements for appeals and applications in Section 8100 are included in this section. Submission requirements are generally divided into three categories: (i) administrative and property documentation; (ii) plan or plat requirements; and (iii) supporting reports and studies.
- B. ~~Regardless of the number of copies specified below, if the application is submitted electronically, only one copy of each submission requirement is needed, unless otherwise determined by the Zoning Administrator or Director. Staff may request one or more paper copies of any of the materials at any point in the process.~~
- C. All applications, except for Minor Site Plans and Site Plans, must include a complete application ~~signed~~certified by the applicant ~~on forms provided by the County.~~

...

### H. Sanitary Sewer Information:

For all generalized development plans, conceptual and final development plans, PRC development plans, PRC plans, and, except where noted, for special exception and special permit plats, the following sanitary sewer information must be included on the plan or plat. This requirement does not apply when there is no net increase in sewage flow due to the proposed land use or change, or if the site is served by an individual sewage disposal system:

- (1) The approximate location of existing and proposed public sewers; and if located off-site, the distance of the public sewer from the site.
- (2) A statement indicating whether the site will connect to public sewer by a lateral or an extension of public sewer to the site.
- (3) A statement indicating the type of wastewater including domestic, non-domestic, mixed-use, or cooling tower waste. For non-domestic, mixed-use, and cooling tower waste, information on proposed pretreatment of wastewater must be included.
- (4) A hydraulic analysis, based on additional peak flow generated from the site, must be provided by the applicant if the project meets any of the below criteria.
  - (a) Generates a peak flow increase between 10,000 to 50,000 gallons a day and is served with sewer pipes of eight inches to 12 inches in diameter;
  - (b) Generates a peak flow increase from greater than 50,000 to 400,000 gallons per day and is served with sewer pipes of less than 21 inches in diameter;
  - (c) Generates a peak flow increase greater than 400,000 gallons per day and is served with sewer pipes less than 27 inches in diameter.

- (5) A statement and plan for any needed sanitary sewer improvements.

## 2. Zoning Map Amendments (Rezoning)

### A. Administrative and Property Documentation

The following information is required for any rezoning application submitted by property owners, contract purchasers, or a condominium, or their agents:

- (1) ~~Four copies of a~~ A certified plat of the property with the following information:
  - (a) Boundaries of the property, with bearings and distances of: (i) the perimeter property lines, and (ii) each existing and proposed zoning district;
  - (b) Total area of the property and each existing and proposed zoning district in square feet or acres;
  - (c) Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat;
  - (d) Location of all existing building and structures;
  - (e) Names and route number of all boundary roads or streets, and width of existing rights-of-way; and
  - (f) Seal and signature of person preparing the plat.
- (2) ~~Four copies of a~~ A legal description of the property, including metes and bounds of each zoning district proposed.
- (3) ~~One copy of the portion of the~~ A current Fairfax County Zoning Map showing the boundaries of the subject site clearly outlined, covering the area generally within a 500-foot radius of the proposed use.

...

### B. Plan Requirements for Residential, Commercial, and Industrial Districts

~~Twenty-three copies of a~~ A Generalized Development Plan (GDP) must be submitted. The GDP and any resubmissions and supporting graphics, must be certified by a professional engineer, architect, landscape architect, or land surveyor authorized to practice as such by the State. The GDP must be on a maximum sheet size of 24" x 36", and if presented on more than one sheet, match lines must indicate where the several sheets join. ~~In addition, one 8.5" x 11" reduction of the plan, and resubmissions and supporting graphics must be submitted.~~ The GDP must include the following:

...

- (6) Sanitary sewer information in accordance with subsection 8101.1.H. Proposed plan for major sanitary sewer improvements;

...

### B. Plan Requirements for Planned Districts Except the PRC District

- (1) ~~Twenty three copies of a~~ **Conceptual Development Plan (CDP)** must be submitted. A CDP is subject to the same requirements as a Generalized Development Plan above, except as modified below:

#### Rezoning to the PDH, PDC, PRM, or PCC District

...

- (b) The following do not need to be provided for a rezoning to the PDH, PDC, PRM, or PCC District:

~~1. The proposed plan for major sanitary sewer improvements in subsection B(6);~~

**21.** The distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor in subsection 8101.2.B(19); and

**32.** The proposed landscaping and screening in accordance with the provisions of Section 5108 in subsection 8101.2.B(21).

#### Rezoning to the PTC District:

...

- (d) The following do not need to be provided for a rezoning to the PTC District:

~~1. The proposed plan for major sanitary sewer improvements in subsection B(6); and~~

**21.** In subsection 8101.2.B(21), the limits of clearing and the proposed landscaping and screening in accordance with the provisions of Section 5108.

- (2) ~~Twenty three copies of a~~ **Final Development Plan (FDP)** must be submitted. The FDP, any resubmissions and supporting graphics, must be certified by a professional engineer, architect, landscape architect, or land surveyor authorized to practice as such by the State. The FDP must be on a maximum sheet size of 24" x 36", and if presented on more than one sheet, match lines must indicate where the several sheets join. ~~In addition, one 8.5" x 11" reduction of the plan, and resubmissions and supporting graphics must be submitted.~~ The FDP must include the following:

...

- (r) Sanitary sewer information and a stormwater management plan in accordance with subsection 8101.1;

...

#### D. Plan Requirements for the PRC District:

...

- (2) ~~Twenty three copies of a~~ **PRC Development Plan** must be submitted. A PRC Development Plan is subject to the same requirements as a Generalized Development Plan in subsection 8101.2.B above, except as modified below:

...

(j) The following subsections are not required: ~~B(6)~~, 8101.2.B(12), 8101.2.B(13), 8101.2.B(17), 8101.2.B(19), and 8101.2.B(20).

(3) ~~Twenty three copies of a~~ **PRC Plan** must be submitted. The PRC Plan, any resubmissions and supporting graphics, must be certified by a professional engineer, architect, landscape architect, or land surveyor authorized to practice as such by the State. The plan must be on a maximum sheet size of 24" x 36", and if presented on more than one sheet, match lines must indicate where the several sheets join. ~~In addition, one 8.5" x 11" reduction of the plan, and resubmissions and supporting graphics must be submitted.~~ The PRC Plan must include the following:

...

(n) Sanitary sewer information and a stormwater management plan in accordance with subsection 8101.1;

...

### 3. **Special Exceptions, Special Permits, and Variances**

#### A. **Administrative and Property Documentation**

All special exception, special permit, and variance applications require the following:

(1) ~~One copy of the portion of the~~ **A** current Fairfax County Zoning Map showing the boundaries of the property clearly outlined, covering the area generally within a 500-foot radius of the proposed use.

...

(4) Photographs of the property and abutting properties showing existing structures, terrain, and vegetation as viewed from all lot lines and street lines of the application property. All photographs must be clearly dated and labeled with the location and direction from which they were taken. ~~Digital photographs are preferred.~~

#### B. **Plat Requirements**

~~Twenty three copies of a~~ **A** special exception plat, and ~~ten copies of~~ a special permit or variance plat, including any resubmissions of the plat and supporting graphics, must be submitted and be:

- (1) Drawn to a designated scale of not less than 1" = 50'; but if the proposal cannot be accommodated at a scale of 1' = 50', a scale of not less than 1' = 100' may be used;
- (2) Signed, sealed, and certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State;
- (3) On a maximum sheet size of 24" x 36." ~~One 8 1/2" x 11" reduction must also be provided;~~ and

...

**The following additional plat requirements apply to special exception and special permit applications:**

(16) Sanitary sewer information and a stormwater management plan in accordance with subsection 8101.1;

...

## **D. Additional or Modified Submission Requirements for Specific Special Exception Applications**

The following are additional or modified submission requirements for special exception applications for:

...

### **(13) Light Utility Facility, Heavy Utility Facility, and Wireless Facility**

- (a) ~~Four copies of a~~ A map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.

...

## **E. Additional or Modified Submission Requirements for Specific Special Permit Applications**

The following are additional or modified submission requirements for special permit applications for:

### **(1) Accessory Living Unit**

- (a) The plat information required by subsections 8101.3.B(1) through 8101.3.B(9), 8101.3.B(11), 8101.3.B(13) and 8101.3.B(14).
- (b) A dimensioned floor plan depicting the internal layout and gross floor area of both the principal and accessory living unit, with the use of each room and points of egress to the dwelling clearly labeled.
- (c) ~~Digital~~ Photographs of the rooms and area used by the accessory living unit, which are clearly dated and labeled.

...

### **(6) Home-Based Business**

- (a) The plat information required by subsections 8101.3.B(1) through 8101.3.B(11), 8101.3.B(13), and 8101.3.B(14).
- (b) A dimensioned floor plan depicting the internal layout of the residence, including identification and gross floor area of all rooms or facilities to be used by the home-based business, as well as ingress and egress from the dwelling.
- (c) ~~Digital~~ Photographs of the rooms and facilities used by the home-based business, which are clearly dated and labeled.

### **(7) Home Day Care Facility**

- (a) The plat information required by subsections 8101.3.B(1) through 8101.3B(11), 8101.3.B(13), and 8101.3.B(14), and the dimensions, size, and location of all outdoor recreation space in relation to all lot lines.
- (b) A dimensioned floor plan identifying all rooms or facilities to be used by the home day care, including gross floor area and points of ingress and egress from the dwelling.
- (c) ~~Digital~~ Photographs of the rooms and facilities used by the home day care, which are clearly dated and labeled.

...

## 6. Residential Use Permits

### A. Plan Requirements

For single-family detached dwelling units, ~~five copies of~~ an as-built house location survey plat must be submitted to the Zoning Administrator for review and approval within 30 days of the issuance of the Residential Use Permit. Such plat must be presented on a sheet drawn to a designated scale of not less than 1" = 50' or larger, unless a smaller scale is required to accommodate the development, with the scale clearly indicated. Such plat, regardless of the area of the lot, must be prepared in accordance with the Virginia Administration Code, 18VAC10-20-380, and must also show the following:

...

## 8. Appeals

### A. Supporting Reports and Studies

Appeals filed of an order, requirement, decision, or determination require the following:

- (1) A statement ~~signed~~ certified by the appellant with the following information:
  - (a) A copy of the order, requirement, decision, or determination that is the subject of the appeal;
  - (b) The date when the decision was made; and
  - (c) The appellant's grounds for the appeal and the reasons for the appeal. If the appellant is a County officer, department, board, or bureau, the statement must specify how the appellant is affected; otherwise, the statement must specify how the appellant is an aggrieved person.
- (2) Any other supportive data as the appellant may desire in the record, including plats, plans, drawings, charts, or related material.
- (3) An appellant must also simultaneously submit one copy of the submission requirements to the BZA.

...



**#17 INSTRUCTION: Revise 8103.2 to reflect updated Planning Commission bylaws, as shown below.**

## 2. **Planning Commission**

### E. **Officers**

- (1) The officers of the Planning Commission consist of a Chairperson, a Vice-Chairperson, a Secretary, and a Parliamentarian.
- (2) The officers of the Planning Commission must be elected from the members for a one-year term by the Commission at the ~~third~~second meeting of the calendar year. If an appointment to the membership by the Board is pending, the election will be held at the first meeting following the appointment.
- (3) A candidate receiving a majority vote of ~~the entire membership of the Commission~~ those present and voting will be declared elected. The officer will take office immediately and serve for one year or until a successor takes office.
- (4) Vacancies in office must be filled immediately by regular election procedures.

...

### G. **Records**

The Planning Commission must keep minutes of all its proceedings, showing information presented, the names and, if provided, addresses of all witnesses giving testimony, findings of fact by the Commission, and the vote of each member upon each question, or if absent or failing to vote, such fact. These minutes are part of the public record.

**#18 INSTRUCTION: Revise 8103.3.D to include that the BZA may have up to three alternate members in addition to seven permanent members.**

### H. **Membership**

- (1) The BZA consists of seven members appointed by the Circuit Court of Fairfax County, Virginia, and the members may receive compensation as may be approved by the Board. The BZA may also include up to three alternate members. All members must be residents of the County.

...

**#19 INSTRUCTION:** Revise the definition of shopping center in Section 9102 to include retail in a mixed-use building and correct a typographical error.

### Shopping Center

Any group of two or more commercial uses which (1) are designed as a single commercial group, whether or not located on the same lot; (2) are under common ownership or are subject to reciprocal parking and ingress and egress agreements or easements; (3) are connected by party walls, partitions, canopies or other structural members to form one continuous structure, or if located in separate buildings, are interconnected by common parking areas, travel lanes, walkways or accessways designed to facilitate customer interchange between the uses on-site; (4) share common points of vehicular access; and (e5) otherwise present the appearance of one continuous commercial area. A group of two or more commercial uses located on the first floor or other lower floors of a residential building that meets the characteristics above is considered a shopping center for the purpose of determining required parking. ~~For the purpose of this Ordinance, a~~ grouping of predominantly office uses which meet these characteristics are not ~~be~~ deemed to be a shopping center.

**#20 INSTRUCTION:** Revise the definitions of a small health and exercise facility and a specialized instruction center in Section 9103 to include examples of uses, as shown below.

#### Health and Exercise Facility, Small

An indoor facility having a maximum gross floor area of 6,000 square feet where patrons participate in exercise or similar activities designed to improve and preserve physical fitness, including health clubs, fitness classes, training, and instruction. Examples include yoga studios, cycling classes, karate and martial arts instruction, and other similar uses. Accessory uses to serve the members may include child care, restaurant, retail sales, massage therapy, and personal service. This definition does not include a community center or a specialized instruction center.

#### Specialized Instruction Center

A center primarily devoted to giving instruction in vocational, professional, musical, dramatic, artistic, scientific, performing arts, or other special subjects. Examples include tutoring, music lessons, art classes, ballet, and other similar instructional activities. This use does not include a child care center, home day care facility, health and exercise facility, or riding school.

**#21 INSTRUCTION:** In addition, revise any other cross-references to subsections with typographical errors, for example, not including the word “subsection” or not providing the complete subsection reference where there is a partial reference.

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ADMINISTRATIVE - 4

Authorization to Advertise a Public Hearing to Lease County-Owned Property at 3601 Firehouse Lane to DISH Wireless, L.L.C. (Mason District)

ISSUE:

Authorization to advertise a public hearing to enter into a lease with DISH Wireless, L.L.C. ("DISH Wireless") for the County-owned property at Baileys Fire Station located at 3601 Firehouse Lane for the expansion of telecommunications services for public use.

RECOMMENDATION:

The County Executive recommends that the Board authorize the advertisement of a public hearing to be held on March 5, 2024, at 4:00 p.m.

TIMING:

Board action is requested on February 6, 2024, to provide sufficient time to advertise the proposed public hearing on March 5, 2024, at 4:00 p.m.

BACKGROUND:

The Board of Supervisors is the owner of an approximately one acre parcel of land located at 3601 Firehouse Lane and identified as Tax Map Number 0614 01 0020B. The site is currently improved with a 16,000-square-foot fire station and a 128-foot telecommunications monopole positioned at the rear of the property. Originally owned and managed by the Bailey's Crossroads Volunteer Fire Department (Volunteers), the property was conveyed to the Board in exchange for the County's commitment to construct a new building, all as outlined in a memorandum of agreement executed by the parties in 2010. This memorandum also permitted the Volunteers to retain the revenue generated by the monopole, although the Board as landowner would have to negotiate any agreements with the telecom companies.

After negotiating with AT&T, the owner of the monopole, for a platform for its antenna array, DISH Wireless has approached the County about leasing a total of thirty-six (36) square feet of ground space for its telecommunications equipment. The proposed premises will include a 3-foot by 5-foot area for its cabinets and a 3-foot by 7-foot area for its H-frame for fiber storage. As consideration for their use of the property, DISH

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Wireless will pay the Volunteers \$12,000 per year in rent for the first year with annual increases of two per cent (2%) thereafter.

The Facilities Management Department and the Volunteers have reviewed the site plan and determined that the location of the equipment will not impact fire station operations. As is the current practice with the other telecom providers at the site, DISH Wireless will coordinate its visits to the compound with station personnel beforehand to avoid any interruption of public safety services.

*Virginia Code Ann. § 15.2-1800* requires a locality to hold a public hearing before it may lease its real property.

EQUITY IMPACT:

The greater availability of telecommunications services for public use broadly supports the Board's goal of advancing digital equity in the County.

FISCAL IMPACT:

This lease amendment will generate approximately \$12,000 in rent during the first year the amendment is in effect. All revenue will be deposited into the General Fund and transferred to the Volunteers annually.

ENCLOSED DOCUMENTS:

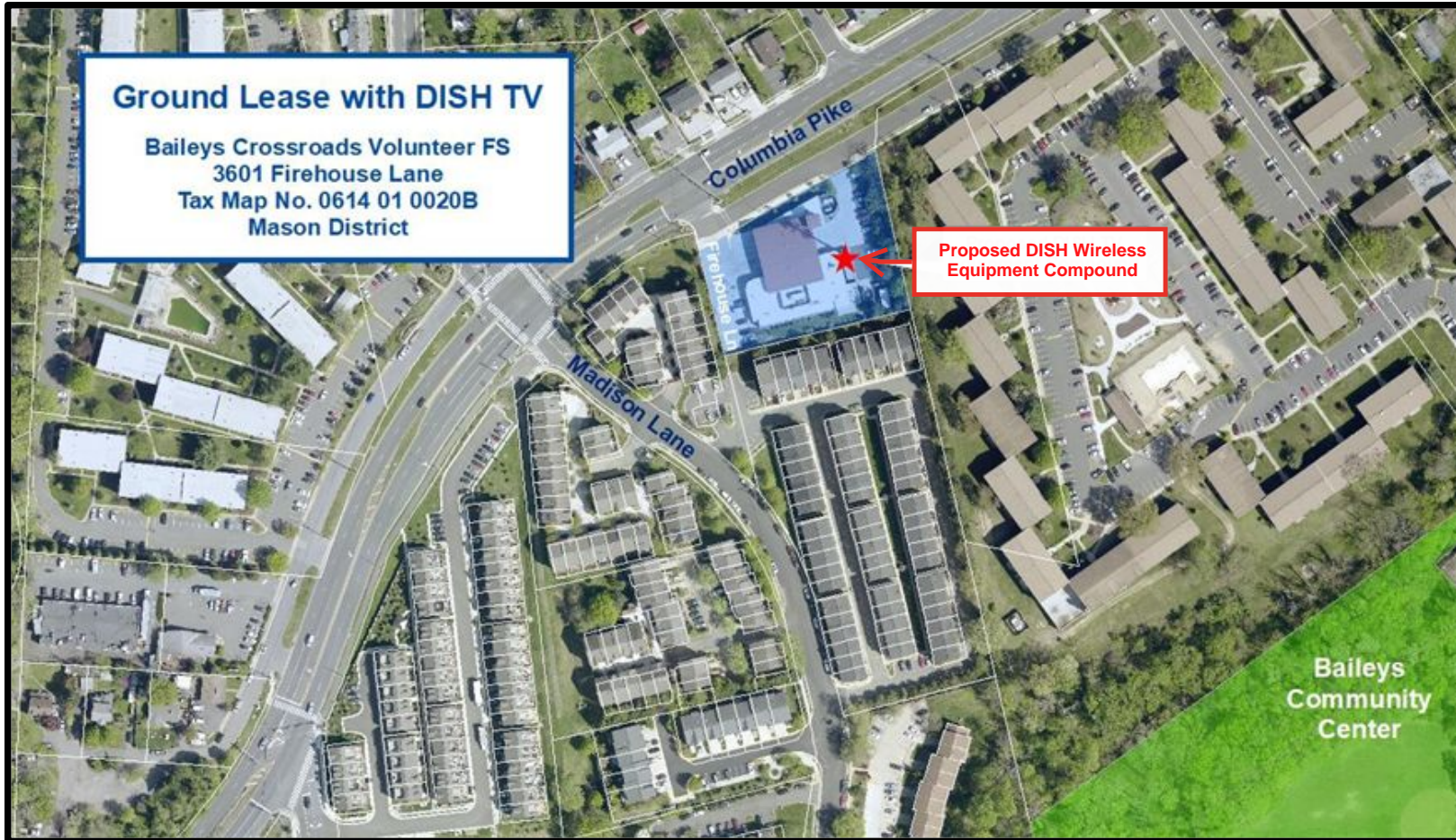
Attachment 1 – Location Map 0614 01 0020B

STAFF:

Ellicia L. Seard-McCormick, Deputy County Executive  
Thomas Arnold, Deputy County Executive  
Jeffrey Katz, Volunteer Liaison, Fire and Rescue Department  
José A. Comayagua, Jr., Director, Facilities Management Department  
Mike Lambert, Assistant Director, Facilities Management Department

ASSIGNED COUNSEL:

Joanna Faust, Assistant County Attorney



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ADMINISTRATIVE – 5

Authorization to Advertise a Public Hearing to Establish Parking Restrictions on Electronic Drive (Mason District)

ISSUE:

Board authorization to advertise a public hearing to consider a proposed amendment to Appendix R of *The Code of the County of Fairfax, Virginia* (Fairfax County Code), to establish parking restrictions on Electronic Drive in the Mason District.

RECOMMENDATION:

The County Executive recommends that the Board authorize advertisement of a public hearing for February 20, 2024, at 4:30 p.m., to consider an amendment to *Appendix R of the Fairfax County Code* (Attachment I). This amendment will prohibit commercial vehicles, recreational vehicles (watercraft, boat trailers, motor homes, or camping trailers), and any trailer or semitrailer, as defined, respectively, in *Fairfax County Code* §§ 82-5-7, 82-5B-1 and 82-1-2(a), from parking on Electronic Drive from Tiros Drive to the eastern property boundary of 6621 Electronic Drive, 7 a.m. to 7 p.m., seven days per week.

TIMING:

The Board of Supervisors should take action on February 6, 2024, to provide sufficient time for advertisement of the public hearing on February 20, 2024, at 4:30 p.m.

BACKGROUND:

*Fairfax County Code Section 82-5-37(5)* authorizes the Board of Supervisors to designate restricted parking in non-residential areas where long term parking of vehicles diminishes the capacity of on-street parking for other uses.

The owners of industrial parcels along Electronic Drive contacted the Mason District office seeking assistance to restrict commercial vehicles, recreational vehicles, and trailers from parking along Electronic Drive during daytime hours.

Electronic Drive has been reviewed multiple times by FCDOT staff over a period of 30 days. Staff has verified that long-term parking of commercial vehicles is occurring, thereby diminishing the capacity of on-street parking for other uses. Staff recommends a parking restriction for all commercial vehicles, recreational vehicles, and trailers along

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Electronic Drive from Tiros Drive to the eastern property boundary of 6621 Electronic Drive, 7 a.m. to 7 p.m., seven days per week. It should be noted that there is an existing restriction along this same portion of Electronic Drive that prohibits parking of all vehicles from 7 p.m. to 7 a.m., seven days per week. The proposed daytime restriction will supplement the existing restriction.

EQUITY IMPACT:

None.

FISCAL IMPACT:

Funding in the amount of approximately \$1,000 is required for signage and installation. Funds are currently available in Fairfax County Department of Transportation Fund 100-C10001, General Fund.

ENCLOSED DOCUMENTS:

Attachment I: Proposed Amendment to the Fairfax County Code, Appendix R (General Parking Restrictions)

Attachment II: Area Map of Proposed Parking Restriction

STAFF:

Rachel Flynn, Deputy County Executive

Gregg Steverson, Acting Director, Fairfax County Department of Transportation (FCDOT)

Lisa Witt, Chief, Administrative Services, FCDOT

Mena Nakhla, Diversity, Equity, and Inclusion Manager, FCDOT

Eric Teitelman, Chief, Capital Projects and Traffic Engineering Division, FCDOT

Neil Freschman, Chief, Traffic Engineering Section, FCDOT

Henri Stein McCartney, Sr. Transportation Planner, FCDOT

ASSIGNED COUNSEL:

F. Hayden Coddling, Assistant County Attorney

PROPOSED CODE AMENDMENT

THE CODE OF THE COUNTY OF FAIRFAX, VIRGINIA  
APPENDIX R

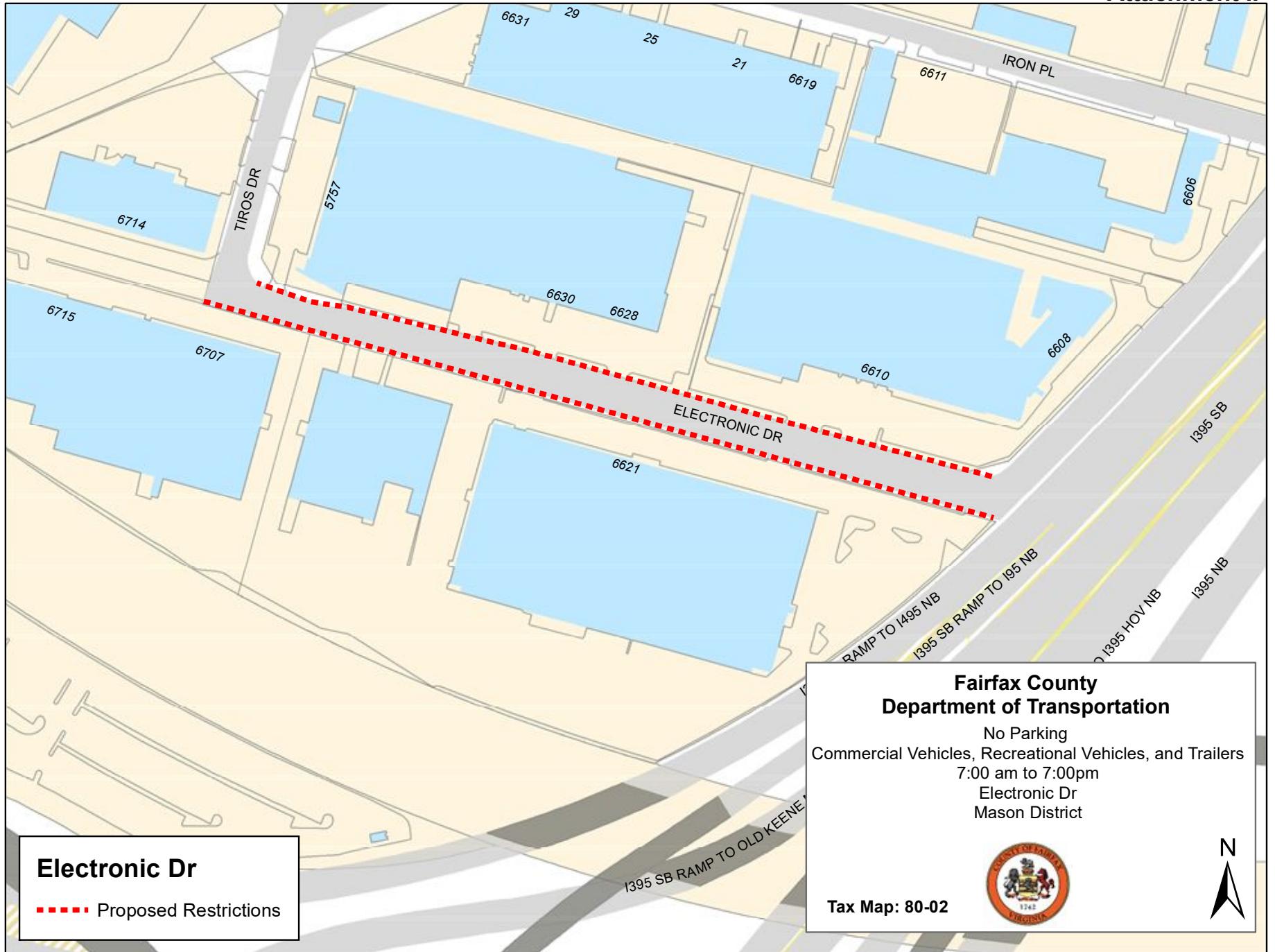
Amend *The Code of the County of Fairfax, Virginia*, by modifying the following street in Appendix R, in accordance with Section 82-5-37:

*Electronic Drive (Route 5211) from Tiros Drive to include 6621 Electronic Drive.*

Commercial vehicles, recreational vehicles (watercraft, boat trailers, motor homes, or camping trailers), and any trailer or semitrailer, as defined, respectively, in Fairfax County Code §§ 82-5-7, 82-5B-1 and 82-1-2(a), are restricted from parking on Electronic Drive (Route 5211) from Tiros Drive to the eastern boundary of 6621 Electronic Drive, from 7:00 a.m. to 7:00 p.m., seven days per week.

No parking along Electronic Drive (Route 5211) from Tiros Drive to the eastern boundary of 6621 Electronic Drive, from 7:00 p.m. to 7:00 a.m., seven days per week.





**Electronic Dr**

----- Proposed Restrictions

**Fairfax County  
Department of Transportation**

No Parking  
Commercial Vehicles, Recreational Vehicles, and Trailers  
7:00 am to 7:00pm  
Electronic Dr  
Mason District



Tax Map: 80-02

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ADMINISTRATIVE – 6

Authorization to Schedule and Advertise a Public Hearing on the Proposed One-Year Action Plan for FY 2025

ISSUE:

Board of Supervisors (Board) authorization is requested to schedule and advertise a public hearing on the proposed One-Year Action Plan for FY 2025 (Action Plan), as forwarded by the Consolidated Community Funding Advisory Committee (CCFAC).

RECOMMENDATION:

The County Executive recommends that the Board authorize the advertisement of a public hearing on the proposed FY 2025 Action Plan (Attachment 1) to be held on March 19, 2024, at 4:00 p.m. In accordance with U.S. Department of Housing and Urban Development (HUD) regulations and guidelines, the public will have an opportunity to comment on the Action Plan's proposed use of funds identified, and the housing and community development goals and priorities described. Residents may also comment on housing and community development needs in Fairfax County as well as provide information concerning changes in housing and community development trends since the last public hearing on the FY 2024 Action Plan held by the Board on March 21, 2023.

TIMING:

Board action is requested on February 6, 2024, to schedule and advertise the public hearing for March 19, 2024, at 4:00 p.m., to comply with the HUD-mandated public participation process and to maintain the Action Plan schedule for compliance with the HUD filing deadline.

BACKGROUND:

In 1997, the Board adopted a Fairfax County Citizen Participation Plan to provide a guide for public input and participation in the consolidated plan and one-year action plan processes, as well as to comply with HUD regulations. As part of the Citizen Participation Plan, the CCFAC was charged with advising the Board on the development of the consolidated plans and one-year action plans. The Citizen Participation Plan requires that prior to submission of each consolidated plan and one-year action plan to HUD, each proposed plan be made available for public comment for at least 30 calendar days (Public Comment Period) and two public hearings be held. The CCFAC held the first public hearing on October 10, 2023, from which all public comments provided have been incorporated into the proposed Action Plan. Upon

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approval by the Board, the second public hearing will be scheduled for March 19, 2024, at 4:00 p.m. (Board's public hearing).

On January 16, 2024, CCFAC authorized the release of the proposed Action Plan for a Public Comment Period. Upon approval by the Board to schedule and advertise the Board's public hearing, staff will release copies of the proposed Action Plan to the public and begin the Public Comment Period. The Public Comment Period will end at the conclusion of the Board's public hearing. The CCFAC will incorporate all public comments received at the Board's public hearing and any revisions suggested by the Board prior to forwarding the final proposed FY 2025 Action Plan for approval by the Board on May 7, 2024.

The proposed Action Plan complies with HUD regulations that require the County to file a one-year action plan for each year covered by the county's adopted five-year consolidated plan to disclose the County's intended use of Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG) and HOME Investment Partnerships Program (HOME) funds (collectively, the Federal Funds) expected to be available. The Board adopted the Five-Year Consolidated Plan for FY 2022 – FY 2026 (Consolidated Plan) on May 4, 2021, which has been approved by HUD. The proposed Action Plan identifies the amount of Federal Funds expected to be available in FY 2025, proposed uses of the available Federal Funds, Consolidated Plan goals expected to be achieved in FY 2025, and opportunities provided for citizen input.

The funding estimates used in the proposed Action Plan are based on the levels received from HUD for FY 2024. Estimates are used to allow citizen participation in the preparation of the FY 2025 Action Plan pending receipt of HUD notification of the actual funding awards. The proposed Action Plan also includes a contingency plan for how allocations of the estimated Federal Funds are to be adjusted after HUD notice of the actual awards for FY 2025 has been received.

The funding allocations and contingency plan in the proposed Action Plan were adopted by the CCFAC on January 16, 2024, based on recommendations by the CCFAC - Fairfax County Redevelopment and Housing Authority (FCRHA) Working Advisory Group (WAG). The WAG is a joint committee established to strengthen coordination between the CCFAC and the FCRHA for the development of the proposed uses of Federal Funds.

The proposed Action Plan includes a total \$8,588,051 estimated allocation of grant award Federal Funds to the County for FY 2025, as follows:

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

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The FY 2025 Action Plan further includes a total of \$349,996 in estimated funding, as follows:

- 346,996 in appropriated program income, which includes:
  - \$310,996 in CDBG
  - \$36,000 in HOME
- \$3,000 in CDBG carryover.

STAFF IMPACT:

None. No positions will be added because of this action.

FISCAL IMPACT:

Funds identified in the proposed FY 2025 Action Plan include CDBG (\$5,682,469), HOME (\$2,385,371), and ESG (\$520,211). Total estimated program income of \$346,996, including CDBG program income of \$310,996 and HOME program income of \$36,000, will be programmed for use in FY 2025 through this action. A total of \$3,000 in CDBG funds is recommended to be carried forward from FY 2024 for use in FY 2025, as allocated. In addition, an as-yet-undetermined amount of previously programmed funds is expected to be carried forward as previously allocated.

ENCLOSED DOCUMENTS:

Attachment 1: The proposed One-Year Action Plan for FY 2025 will also be available online at <https://www.fairfaxcounty.gov/housing/data/consolidated-plan>

STAFF:

Christopher Leonard, Deputy County Executive  
Thomas Fleetwood, Director, HCD  
Thomas Barnett, Deputy Director, HCD Office to Prevent and End Homelessness (OPEH)  
Laura O. Lazo, Associate Director, Grants Management (GM), HCD  
Sherryn Craig, Program Manager, GM, HCD



# ONE-YEAR ACTION PLAN FOR COUNTY FY 2025 (FEDERAL FY 2024)

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Affordable Housing Resources Panel: Recommendations to the Fairfax County Board  
of Supervisors – March 12, 2019  
FCRHA and HCD Strategic Plan for FY 2024  
WAG Contingency Plan for FY 2025



# Executive Summary

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

### 1. Introduction

The Executive Summary of this Fairfax County One-Year Action Plan for FY 2025 (FY 2025 One-Year Action Plan) is intended to help facilitate citizen review of the uses of Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) funds (collectively, the Federal Funds), as well as the housing and community development goals and priorities to be achieved during the period July 1, 2024 through June 30, 2025. FY 2025 will be the fourth year of the county's implementation of the Five-Year Consolidated Plan for FY 2022-FY 2026 (Consolidated Plan). This FY 2025 One-Year Action Plan describes how Fairfax County intends to use the Federal Funds to meet the needs established in the Consolidated Plan and is based on the goals and strategies established in the Consolidated Plan.

### 2. Summarize the objectives and outcomes identified in the Plan

The Fairfax County Board of Supervisors (Board) adopted the Communitywide Housing Strategic Plan in 2018 to establish priority areas and set 15-year affordable housing production, preservation and financing goals. The Board adopted the Countywide Strategic Plan that identified Housing and Neighborhood Livability as a priority outcome area with five strategies to promote adequate quantity and availability of housing, eight strategies to increase affordable and quality housing, six strategies to improve flexibility and adaptability of land use rules, two strategies to prevent and end homelessness, and four strategies to improve access to amenities that promote healthy neighborhoods.

The objectives and outcomes identified for this Action Plan are consistent with those identified in the [Consolidated Plan](#); [Communitywide Housing Strategic Plan](#); and the [Countywide Strategic Plan](#). Other important plans and policy documents that support the objectives and outcomes include 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 Metropolitan Washington Regional Fair Housing Plan.

The actions identified in this plan are expected to deliver the following outcomes:

- Affordable and quality housing;
- Adequate quantity and availability of housing; and
- Preventing and ending homelessness.

The supply of affordable housing opportunities is the critical foundation to support stability and success of all residents, businesses, and places within Fairfax County. Community engagement efforts by county staff associated with the work of the Affordable Housing Resources Panel, the Workforce Dwelling Unit Homeownership Taskforce, the Affordable Housing Preservation Task Force, the Chairman's Task Force on Equity and Opportunity, and the Virginia Chamber among others, have identified an acute affordable housing need affecting one or more of the following populations:

- Individuals and families experiencing homelessness,
- Households with low to extremely low incomes,
- Special needs populations which includes seniors and persons with disabilities,
- Workforce essential to economic health and growth,
- Residents of manufactured housing communities, and
- Public safety personnel.

In 2020, the Joint Legislative Audit and Review Commission on behalf of the Virginia General Assembly found that, “Virginians most impacted by the lack of affordable housing are renters, have low incomes, are more likely to live in the state’s populated areas, and often work in common, essential occupations.” People of color are disproportionately negatively impacted by the lack of available affordable housing within Fairfax County. White residents own homes at a rate greater than their share of the population, while residents of all other races and Hispanic residents own homes at rates less than their share of the population.

Improving affordable housing policies, support programs, and administrative practices with innovations that support the needs of customers through the preservation of existing affordable housing and the aggressive production of new affordable housing is critical to ensure equitable access to a range of affordable rental and home ownership opportunities for all residents, including people experiencing homelessness.

### **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 during the immediately past fiscal year which ended on June 30, 2023. It provides a summary of accomplishments and an accounting of the allocation and expenditure of funds in FY 2023, in relation to funding and accomplishment goals established in the Five-Year Consolidated Plan for 2022-2026. The CAPER also reports on other key county efforts and funding that support affordable housing, community development and targeted public services activities.

Key funding uses and accomplishments reported in the FY 2023 CAPER include:

- The County adopted a goal of no net loss of affordable housing, with the preservation of affordable housing in both market affordable and committed affordable rental communities and scattered sites. In December 2022, the County published a Request for Qualifications to establish an inaugural pool of pre-qualified affordable housing providers and development firms to increase the County’s agility to take advantage of market and committed affordable housing preservation opportunities. Twenty-one affordable housing providers were pre-qualified to help the County more quickly respond to acquisitions, allow for quicker processing of gap financing applications in response to market timelines, and otherwise assist the FCRHA/HCD with execution of preservation opportunities.
- The County strives to increase the supply of affordable housing each year and the production of new units is supported by the County’s Affordable Dwelling Unit (ADU) Ordinance, Workforce Dwelling Unit (WDU) Policy, Multifamily Rental Preservation policy in the Comprehensive Plan, Blueprint financing, and other state and local funding sources.

- The Fairfax County One Fairfax Equity Policy is a joint racial and social equity policy that asks departments to intentionally consider equity in decision-making and in the development and delivery of future policies, programs, and services. The policy identifies 17 focus areas to promote equity, including community and economic development, housing, education, environment, and transportation. Integrating the principles of One Fairfax into the programs and services of the HCD is paramount to achieving the goals of the One Fairfax Policy. The Equity Impact Plan developed by the HCD identifies the implementation areas with corresponding actions that guide staff to advance the One Fairfax Policy.
- ESG funds, used to prevent homelessness and provide housing relocation and stabilization services and financial assistance, including rental assistance, were supplemented by Emergency Solutions Grant – Coronavirus funds (ESG-CV) under the federal CARES Act, which also helped to provide temporary emergency shelter locations and was used to rapidly re-house households experiencing homelessness.
- CDBG funding was used to fund affordable housing programs and projects, and public services activities that aligned with the priorities adopted by the Board of Supervisors. Supplemental CDBG – Coronavirus (CDBG-CV) funding was primarily used to provide emergency rent and utility assistance to income-eligible households negatively impacted by the coronavirus pandemic.
- Three nonprofits acquired 13 scattered sites throughout the county to support affordable rental housing for households at or below 60 percent of AMI, some of whom have special needs, are veterans, or are homeless or at risk of homelessness.
- The County utilized CDBG to purchase seven ADUs.
- The Home Repair for the Elderly Program (HREP) completed 224 projects to provide services to 101 households.
- Six nonprofit contracts for CDBG Targeted Public Services provided vital services to almost 18,800 clients under one or more, county-determined, priority areas: Housing; Health; Positive Behaviors and Healthy Relationships; Literacy/Educational Development/Attainment; Support/Community/Social Networks; and Financial Stability.
- Seventy-three households received down payment assistance using CDBG funding.
- The Tenant Based Rental Assistance (TBRA) program provided rental assistance to 52 families.
- FCRHA administered 175 Family Unification Vouchers (housing choice vouchers) that were awarded from HUD. Fairfax County Department of Family Services (DFS) screens and refers these youth and their families and provides follow up case management for them for at least one year after they receive their voucher.
- The FCRHA served 100 households in its Family Self-Sufficiency program.
- The FCRHA performed critical rehabilitation work on 12 federal RAD-PBV properties.

#### **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 adopted [Fairfax County's Citizen Participation Plan](#) (hereafter, the "CPP") on December 8, 1997 and most recently amended it on March 23, 2021. *A copy of the CPP may be found in the Grantee Unique Appendices.* 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 encourages and provides opportunities for citizen participation from all sectors of the community. Emphasis is placed on participation by low- and moderate-income individuals; 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 by persons with disabilities and other special needs. The county also works closely with the FCRHA to encourage participation by 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 each Five-Year Consolidated Plan and One-Year Action Plan (hereafter, "the Plans"). CCFAC holds at least one annual public hearing (hereafter, "CCFAC Public Hearing") to receive citizen input on current and needed housing, community development, and public services, as well as comments on the Plans submitted at or prior to the close of public hearings held by the Board (hereafter, "Board Public Hearings"). CCFAC is composed of representatives from human services provider groups, consumer and community organizations, and other boards, authorities, and commissions involved in human services.

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

Citizens were notified of the opportunity to provide citizen input for the CCFAC Public Hearing on housing, community development and other human services needs, held on October 10, 2023. In addition, a Draft FY 2025 One-Year Action Plan was released and distributed on XXXXXX, 2024 for public review and comment in writing or in person on or prior to XXXXXX, 2024. The public will be able to submit written comments on the Draft FY 2025 One-Year Action Plan to HCD Grants Management at 3700 Pender Drive, Suite 300, Fairfax, VA 22030.

#### **Summary of public comments**

Notices that the CCFAC Public Hearing would be held on October 10, 2023, were provided through newspaper publications with diverse circulations, as well as through the county website, a variety of social media platforms, social services agencies, nonprofit providers of affordable housing and human services, community networks, and public libraries.

The CCFAC received testimony at the public hearing from and on behalf of the following organizations:

- Affordable Housing Advisory Committee
- Annandale Christian Community for Action;
- Ayuda;
- Britepaths;
- Cornerstones, Inc.;
- Edu-Futuro;
- The English Empowerment Center;
- Fairfax County NAACP;
- Good Shepherd Housing and Family Services;
- Human Services Council;
- Insight Memory Care Center
- Northern Virginia Resource Center for Deaf and Hard of Hearing Persons;
- Private Citizens;
- Tenants and Workers United;
- Unitarian Universalist Congregation of Fairfax
- Virginians Organized for Interfaith Community Engagement; and
- Western Fairfax Christian Ministries

A summary of the testimony presented at the CCFAC Public Hearing may be found in the Citizens Participation Comments Appendix section.

The public was provided access to and opportunities to comment on the Draft FY 2025 One-Year Action Plan beginning on XXXXXXX, 2024 and ending on XXXXXXX, 2024 (Public Comment Period). The Public Comment Period will end at the conclusion of the Board Public Hearing held on XXXXXXX, 2024, at which the Board will receive testimony on the Draft FY 2025 One-Year Action Plan and the proposed uses of federal and local funding to advance affordable housing and human services countywide. Notices of the Public Comment Period, opportunities to participate and the Board Public Hearing were provided through newspaper publications with diverse circulations, as well as through the county website, a variety of social media platforms, social services agencies, nonprofit providers of affordable housing and human services, community networks, and public libraries.

The Board received written and oral testimonies on behalf of the following organizations:

- XXXXXX

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

XXXXXXXXXX

**5. Summary**

XXXXXXXXXX

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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	HCD
HOME Administrator	Fairfax County	HCD
ESG Administrator	Fairfax County	HCD

**Table 1 – Responsible Agencies**

### Narrative

Fairfax County's CDBG-, HOME- and ESG-funded affordable housing and community development programs are administered by HCD. In addition to its role as a department of county government reporting to the County Executive and the Board, HCD also serves as staff of the Fairfax County Redevelopment and Housing Authority (FCRHA). FCRHA is a separate political body whose members are appointed by the Board, and which possesses specific powers granted by the Code of Virginia.

Every five years, the Board 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, and employment and economic opportunity services, as well as the resources and strategies to be used to meet the identified needs. Each year, the Board also approves a One-Year Action Plan which sets forth how the county will utilize Federal Funds to meet the needs and priorities identified in the Consolidated Plan. The Consolidated Plans and One-Year Action Plans are prepared by HCD staff through an intensive citizen participation process under the leadership of CCFAC. Annually, a CAPER is submitted to HUD detailing how Federal Funds were spent and the accomplishments achieved.

### Consolidated Plan Public Contact Information

Fairfax County Department of Housing and Community Development  
3700 Pender Drive, Suite 300  
Fairfax, Virginia 22030  
Thomas E. Fleetwood, Director  
Telephone: (703) 246-5100 or TTY: 711

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

**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(l))**

The county worked closely with HCD and FCRHA staff to solicit the input of area housing and service providers through a variety of means. Examples include:

- **Moving to Work (MTW)**: FCRHA works directly with its MTW Resident Advisory Committee on the development and implementation of activities related to FCRHA's Moving to Work designation.
- **Consolidated Community Funding Pool (CCFP)**: CDBG Targeted Public Services funds are combined with Community Services Block Grant funds (CSBG) and local county funds to support programs funded through the competitive Consolidated Community Funding Pool (CCFP) Request for Proposal (RFP) process. Department of Procurement and Material Management staff work closely with CCFAC, NCS and HCD and other county agencies in all aspects of the administration of CCFP and the competitive funding process. In response to direction by the Fairfax County Board of Supervisors, the CCFP competitive funding process was bifurcated to ensure continued and uninterrupted support for emergency food and housing services. CCFP funding is awarded under two RFPs. One RFP awards funding for services to achieve the categories identified for the funding cycle. In FY 2023, \$8.8 million was awarded to support the following outcomes: build self-sufficiency; provide health services; assist with financial stability; encourage positive behaviors; or build strong social networks. The second RFP awarded \$5 million to provide emergency food or housing assistance in all areas of the county.
- **Affordable Housing Advisory Council (AHAC)**: AHAC is comprised of 36 representatives of diverse sources of housing advocacy. AHAC makes recommendations about the allocation of resources, and the implementation of policies and programs to facilitate the achievement of Communitywide Housing Strategic Plan goals.

**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 HCD Office to Prevent and End Homelessness (OPEH) manages, coordinates, and monitors day-to-day implementation of the community’s strategic plans to prevent and end homelessness. OPEH provides staff support to the Continuum of Care Board which serves as the CoC Board pursuant to 24 CFR 578.5(b). As part of this responsibility, OPEH assures coordinated execution of the work of the CoC with ESG-funded projects.

OPEH collaborates with an array of providers, including professional staff and volunteers from government, nonprofits and faith communities to address the specific needs of families and individuals

experiencing homelessness, such as those who chronically experience homelessness, families with children, veterans and unaccompanied youth. Recently implemented initiatives include the ongoing enhancement of the Coordinated Entry (CES) policies and procedures through the CES Committee, and the creation of the Racial Equity Action Committee to operationalize the use of equity in homeless services, and the collaboration with various partners to end the experience of homelessness for veterans living in Fairfax County.

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

OPEH manages, coordinates, and monitors day-to-day implementation of the CoC’s strategies and provides staff support to the CoC Board. As part of this responsibility, OPEH assures coordinated execution of the work of the 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 several community-based nonprofit organizations that provide emergency shelter, homelessness prevention and rapid rehousing assistance. Through collaborative discussions, this partnership makes important decisions about the type of programs to be supported, the organizations that will utilize the funding, and the policies and procedures that must be developed in line with federal regulations to ensure effective and efficient use of ESG funding. OPEH develops performance standards and evaluation outcomes with community partners to support and complement homeless system performance measures as defined by HUD. OPEH also serves as the Homeless Management Information System (HMIS) Lead for the local CoC and coordinates the HMIS Super Users, a collaborative decision-making body, in developing policies and procedures for the operation and administration of HMIS. As HMIS Lead, OPEH also manages payments for HMIS vendor’s services and licenses for HMIS users.

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

**Table 2 – Agencies, groups, organizations who participated**

<b>1</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Redevelopment and Housing Authority</b>
	<b>Agency/Group/Organization Type</b>	PHA



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Unaccompanied youth
<b>2</b>	<b>Agency/Group/Organization</b>	<b>Consolidated Community Funding Advisory Committee</b>
	<b>Agency/Group/Organization Type</b>	Housing Human Services Advocacy Groups Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	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
<b>3</b>	<b>Agency/Group/Organization</b>	<b>Fairfax County Affordable Housing Advisory Committee</b>
	<b>Agency/Group/Organization Type</b>	Housing Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

4	<b>Agency/Group/Organization</b>	<b>Fairfax-Falls Church Community Partnership on Ending Homelessness</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
5	<b>Agency/Group/Organization</b>	<b>FCRHA Move To Work Advisory Committee</b>
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs – Chronically homeless Homeless Needs – Families with children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied youth

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Department of Housing and Community Development	The metrics set forth in the county's homelessness strategies are tied to the Communitywide Housing Strategic Plan and are reflected in the FY 2025 One-Year Action Plan.
Moving to Work (federal)	FCRHA/Department of Housing and Community Development	The Strategic Plan is consistent with the FCRHA's Moving to Work program.
<a href="#">FCRHA Strategic Plan</a> (local)	FCRHA/Department of Housing and Community Development	The activities described in the Annual FCRHA Strategic Plan serve as a yearly work plan for the housing authority.

Communitywide Housing Strategic Plan (local)	Department of Housing and Community Development	Under the direction of the Board, the Communitywide Housing Strategic Plan is a comprehensive effort to preserve and create affordable housing options by both identifying near term goals that can be accomplished with currently available resources and identifying the resources and longer-term strategies necessary to meet housing production goals by 2034.
<a href="#">Fairfax County Comprehensive Plan/Zoning Ordinance</a>	Fairfax County Department of Planning and Development	The Comprehensive Plan and Zoning Ordinance provide the land use policy and regulatory framework for the preservation and creation of affordable housing, as described in this FY 2025 One-Year Action Plan. This includes elements such as the Affordable Dwelling Unit and Workforce Dwelling Unit programs.
One Fairfax Policy	Fairfax County Equity Office	The One Fairfax Policy, adopted by the Board on November 21, 2017, and by the FCRHA on March 7, 2019, defines expectations for consideration of racial and social equity, and, meaningful community involvement when planning, developing and implementing policies, practices and initiatives. The policy provides a framework to advance equity in alignment with the stated vision and priorities of the county and the FCRHA. The policy informs all other county policies and applies to all publicly delivered services in Fairfax County Government, the FCRHA and Fairfax County Public Schools.

**Table 3 – Other local / regional / federal planning efforts**

## **AP-12 Participation – 91.105, 91.200(c)**

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

The Board adopted a [Citizen Participation Plan](#) on December 8, 1997 (hereafter, “CPP”), and it was most recently amended in 2021. The CPP guides public input and participation in the consolidated planning process. A summary of the citizen participation process is provided at AP-05, paragraph 4. *The full text of the CPP may be found in the Grantee Unique Appendices section.*

**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	Public Hearing	Minorities Non-English Speaking - Specify other language: Chinese, Spanish, Vietnamese Persons with disabilities Nontargeted/broad community Residents of Public and Assisted Housing Persons with incomes at or below the poverty level	Representatives of CCFAC, FCRHA and the public attended the CCFAC Public Hearing on October 10, 2023. All oral and written citizen comments submitted at the CCFAC Public Hearing were accepted and included in the Draft FY 2025 One-Year Action Plan. The needs identified and discussed at the CCFAC Public Hearing are addressed by the Annual Goals and Objectives described in AP-20.	<i>All public comments received at or for the CCFAC Public Hearing are summarized in "Citizen Participation Comments" found in the Grantee Unique Appendices section.</i>	N/A	N/A

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)
2	Public Hearing	Minorities  Non-English Speaking - Specify other language: Chinese, Spanish, Vietnamese  Persons with disabilities  Nontargeted/broad community  Persons with incomes at or below the poverty level	The Board will provide an opportunity for public comments at the Board Public Hearing on XXXXXX, 2024.	XXXX	XXX	N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

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

#### Introduction

The recommended allocations of CDBG, ESG, and HOME funding (Federal Funding) and program income earned from prior uses of Federal Funding used in the Draft FY 2025 One-Year Action Plan are based on estimates. CCFAC adopted and recommended a contingency plan to provide instructions for adjusting the recommended allocations when the actual amounts of Federal Funding and Program Income are determined. *The WAG Contingency Plan may be found in the Grantee Unique Appendices section.*

Notification of the actual awards for FY 2025 was received on XXXXXXX, 2024.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,682,469	310,996	3,000	5,996,465	5,682,469	Notification of the actual awards for FY 2025 was received on XXXXXXX, 2024. The Program Income allocation is based on projections from current activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	2,385,371	36,000	0	2,421,371	2,385,371	Notification of the actual awards for FY 2025 was received on XXXXXXXX, 2024. The Program Income allocation is based on projections from current activities.



Program	Source of Funds	Uses of Funds	Expected Amount Available Year 4				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	520,211	0	0	520,211	520,211	Notification of the actual awards for FY 2025 was received on XXXXXX, 2024.

**Table 5 - 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 with 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, state and federal 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 private cash, services and material donations.

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

Additionally, the county created a Housing Trust Fund (HTF) in FY 1990, which is used to encourage and support the acquisition, preservation, development and redevelopment of affordable housing by the FCRHA, non-profit sponsors and private developers. Housing Trust Fund awards are anticipated in FY 2025. HOME and CHDO funds invested in nonprofit sponsored capital projects are also leveraged by equity investments, private financing and/or other local funds, as well as by private cash, services and material donations.

The Affordable Housing Development and Investment fund, (formerly known as the Penny for Affordable Housing Fund), was established in FY 2006, as a major financial commitment by the county to preserving and creating new affordable housing opportunities specifically for affordable housing at 60 percent of AMI and below. The Affordable Housing Development and Investment fund (AHD) is a flexible source of local funding primarily from a portion of the real estate tax for affordable housing. The AHD also includes housing loan repayments for properties owned by the FCRHA and ground leased to private housing providers. The county leverages the AHD with non-county resources to deliver new affordable units through private affordable developers or preserve existing market affordable units. 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 needs identified in this FY 2025 One-Year Action Plan. Projects expected to be completed, under construction or in planning during the time covered by this FY 2025 One-Year Action Plan include the following:

**One University Redevelopment:** The FCRHA has partnered with Stratford Capital Group and Rise Real Estate Company to redevelop FCRHA property located proximate to George Mason University to create 333 student housing units, 120 affordable housing units and 120 senior housing units. VH awarded LIHTC for the project in June 2020. The development financial closing and construction began in December 2021. The project completion is anticipated to be May 2024.

**Autumn Willow Senior Housing:** The FCRHA solicited development proposals to create up to 150 senior housing units on FCRHA property located at the intersection of Stringfellow Road and Autumn Willow Drive. The Michael's Development Company was selected as the development partner. VH awarded LIHTC for the project in June 2021. The development financial closing and construction began in May 2023. The project completion is anticipated to be September 2024.

**Little River Glen Redevelopment/New Construction:** The FCRHA is undertaking the combined rehabilitation of 120 units of affordable senior rental housing at the Little River Glen, Phase I community, as well as the new construction of 60 additional senior units on the site to be known as Little River Glen, Phase IV community. Staff has selected the LIHTC syndicator/investor, construction and permanent lenders, and design/development consultant for the project. The FCRHA will bid out the general contractor services for the rehabilitation and new construction projects in late 2023 and anticipates issuing a notice to proceed for construction by the spring of 2024.

**Stonegate Village Apartments Renovation:** The development project will renovate 234 affordable housing units located in Reston near the intersection of Reston Parkway 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 FCRHA is projecting that the LIHTC application will be submitted in 2024, with the financial closing expected by late 2024.

**Housing at Route 50/West Ox Road:** The Board of Supervisors transferred ownership of the property to the FCRHA to create affordable housing for persons with special needs. The FCRHA received an unsolicited developer proposal to design, develop, construct, own, and operate up to 34 units specially designed for single individuals needing permanent, secure, well-designed, and sustainable housing. The FCRHA solicited competing proposals for the development and the original proposal from Cornerstones Housing Corporation was selected in September 2021. The developer has begun land use planning for the project.

**Residences at the Government Center II:** The Board of Supervisors transferred ownership of two parking lots on the Government Center campus to the FCRHA to create affordable housing. The FCRHA solicited proposals to design, develop, construct, own, and operate an affordable multi-family residential community of approximately 275 low- to moderate-income units pursuant to a long-term, nominal fee ground lease with the FCRHA. Lincoln Avenue Capital was selected as the developer in February 2022. VH awarded LIHTC for the project in June 2023. Permitting for the project continues with financial closing and construction anticipated to begin in May 2024.

**East County Site:** The Board of Supervisors transferred ownership of the 2.39-acre site in fall 2023 to the FCRHA to create affordable housing. The FCRHA will solicit proposals to design, develop, construct, own, and operate an affordable multi-family residential community of up to 160 low- to moderate-income units pursuant to a long-term, nominal fee ground lease with the FCRHA. A Request for Proposals is anticipated to be advertised in the second quarter of 2024.

**James Lee Community Center Adjacent Site:** The Board of Supervisors transferred ownership of the 0.52-acre site in fall 2023 to the FCRHA to create affordable housing. The FCRHA will solicit proposals to design, develop, and construct between 2-10 single-family homes for sale as an affordable homeownership opportunity. A Request for Proposals is anticipated to be advertised in the third quarter of 2024.

**Future affordable housing sites:** The Board of Supervisors has set the precedent of transferring county-owned properties to the FCRHA to create affordable housing. The East County Site and James Lee Community Center Adjacent Site (mentioned previously) are two recent examples of leveraging county-owned land to address the affordable housing needs identified in the Consolidated Plan. The staff has identified several other county-owned properties for creating additional affordable housing. Due diligence is underway to determine the feasibility of the future development of other county-owned sites.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	FY 2025	FY 2025	Affordable Housing  Homeless	Countywide	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services	CDBG: \$390,000 HOME: \$394,000 ESG: \$520,211	Homelessness Prevention: 263 households Rapid Rehousing: 435 households Rental Units Constructed: 4
2	Special Needs	FY 2025	FY 2025	Affordable Housing  Non-Homeless Special Needs	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$890,000 HOME: \$1,394,000 ESG: \$0	Tenant-Based Rental Assistance: 64 Households Rental Units Constructed: 4 Rental Units Rehabilitated: 90
3	Low-Income Working Families	FY 2025	FY 2025	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation Community Services	CDBG: \$998,000 HOME: \$394,000 ESG: \$0	Rental Units Constructed: 4 Direct Financial Assistance to Homebuyers: 38
4	Moderate-Income Workforce Housing	FY 2025	FY 2025	Affordable Housing	Countywide	Affordable Rental Housing Homeownership Access and Rehabilitation	CDBG: \$1,309,000 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 210 Direct Financial Assistance to Homebuyers: 37

<b>5</b>	Human Service System	FY 2025	FY 2025	Public Services	Countywide	Community Services Administration and Planning	CDBG: \$329,000 HOME: \$0 ESG: \$0	Public Services Activities Other Than Low/Moderate Income Housing Benefit: 11,713
<b>6</b>	Poverty Reduction/Self Sufficiency	FY 2025	FY 2025	Affordable Housing  Public Services	Countywide	Community Services	CDBG: \$523,000 HOME: \$0 ESG: \$0	Public Service Activities Other Than Low/Moderate Income Housing Benefit: 2,065 Public Service Activities for Low/Moderate Income Housing Benefit: 205
<b>7</b>	Reinvestment	FY 2025	FY 2025	Non-Housing Community Development	Countywide	Administration and Planning	CDBG: \$160,000 HOME: \$0 ESG: \$0	Other: 1 Other
<b>8</b>	Community Input	FY 2025	FY 2025	Other	Countywide	Administration and Planning	CDBG: \$160,000 HOME: \$160,000 ESG: \$0	Other: 1 Other

**Table 6 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	Homelessness
	<b>Goal Description</b>	Prevent and end homelessness through a variety of county programs and activities.
<b>2</b>	<b>Goal Name</b>	Special Needs
	<b>Goal Description</b>	Provide affordable housing options in several ways to special-needs populations, including households with low- to extremely low-income, seniors, and persons with physical or mental disabilities.
<b>3</b>	<b>Goal Name</b>	Low-Income Working Households
	<b>Goal Description</b>	Increase affordable housing for low-income working households through creative partnerships and public policy.
<b>4</b>	<b>Goal Name</b>	Moderate-Income Working Households
	<b>Goal Description</b>	Increase affordable housing for moderate-income working households through creative partnerships and public policy.
<b>5</b>	<b>Goal Name</b>	Human Service System



	<b>Goal Description</b>	Maintain and strengthen a safe, healthy and vibrant community through a human service system that is responsive to all populations and their diverse needs including children, the elderly, persons with disabilities, or those with other special needs, with emphasis on benefiting low- and moderate-income persons and households. The county will: <ul style="list-style-type: none"> <li>• identify gaps and strategies to meet current and emerging service needs;</li> <li>• encourage and support a coordinated public and private network of community services that fosters stability and maximizes independence for individuals and families; and</li> <li>• encourage best practices, sensitivity to cultural differences and enhanced performances in service delivery to ensure residents receive high quality services, as needed.</li> </ul>
<b>6</b>	<b>Goal Name</b>	Poverty Reduction/Self Sufficiency
	<b>Goal Description</b>	Reduce poverty and foster self-sufficiency for program participants by using public and private resources to provide essential training and support services, and by encouraging employment opportunities.
<b>7</b>	<b>Goal Name</b>	Reinvestment
	<b>Goal Description</b>	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. 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, redevelopment and fostering the retail industrial and other emerging uses.
<b>8</b>	<b>Goal Name</b>	Community Input
	<b>Goal Description</b>	Ensure broad community input throughout the development and implementation of the Consolidated Plan and One-Year Action Plans, build public/private partnerships to implement the Plans, and monitor and evaluate the goals, strategies and program outcomes. The county will implement the Citizen Participation Plan and evaluate the effectiveness of community outreach and citizen participation.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

All Federal Funds and any subsequent leveraging of local and private resources for FY 2025 will be invested in the following 13 projects. Project #6-Targeted Public Services (CCFP TPS) also receives an allocation of local general and CSBG funds totaling approximately \$XX million.

#### Projects

#	Project Name
1	Section 108 Loan Payments
2	Fair Housing
3	Planning
4	CDBG General Administration
5	HOME Administration
6	Targeted Public Services (CCFP TPS)
7	Home Repair for the Elderly & Community Rehabilitation Programs
8	Tenant Based Rental Assistance (TBRA) and Other Rental Assistance
9	FCRHA and Fairfax County Properties - Rehabilitation or Acquisition
10	Homeownership Program
11	CHDO Set-Aside
12	Emergency Solutions Grant
13	CDBG/HOME Affordable Housing Request for Proposals

Table 1 - Project Information

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

The housing goals established in the Five-Year Consolidated Plan for FY 2022–2026 (Consolidated Plan) 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 households; and

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

The Consolidated Plan reflects the overarching goals and is the product of the input received 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, supplemented by data compiled from local sources, HUD, and the U.S. Census Bureau. To accomplish these goals, Fairfax County is leveraging community and private sector resources through partnerships. The county will complete projects already in the pipeline as well as embark on new initiatives.

The philosophy driving the priority needs in the Consolidated Plan is that affordable housing is a continuum ranging from the needs of persons experiencing homelessness 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 faced by 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 Projects Summary

### Projects Summary Information

<b>1</b>	<b>Project Name</b>	Section 108 Loan Payments
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Community Services
	<b>Funding</b>	CDBG: \$414,522
	<b>Description</b>	Funding will be used to make annual payments on one loan 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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	All beneficiary data related to each of the projects was reported in the CAPER for the year in which the project was completed.

	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 19F Planned Repayments of Section 108 Loans  Matrix Code- 24A Payment of Interest on Section 108 Loans
2	<b>Project Name</b>	Fair Housing
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	<b>Needs Addressed</b>	Community Services Administration and Planning
	<b>Funding</b>	CDBG: \$205,314 HOME: \$50,000
	<b>Description</b>	Funding will be used by the Fairfax County Office of Human Rights and Equity Programs to support fair housing testing performed by contractors, conduct fair housing outreach and education activities, and investigate fair housing complaints. In addition, funds will be used in FY 2025 for activities that affirmatively further fair housing for county residents, including FCRHA clients and tenants.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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 2025.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 21D Fair Housing Activities (subject to Admin Cap)
<b>3</b>	<b>Project Name</b>	Planning
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Reinvestment Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$259,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Planning is a required administrative function of the CDBG entitlement that is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 20 Planning
4	<b>Project Name</b>	CDBG General Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	CDBG: \$459,890
	<b>Description</b>	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, 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 and equipment costs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The required administrative function of the CDBG entitlement is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	Not applicable.
	<b>Planned Activities</b>	Matrix Code- 21A General Program Administration
5	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Community Input
	<b>Needs Addressed</b>	Administration and Planning
	<b>Funding</b>	HOME: \$188,537
	<b>Description</b>	Funding will support the operation of the HOME Program and projects receiving HOME funding. The funding will be used to support salaries and fringe benefits, plus related operating and equipment costs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This is a required administrative function of the HOME entitlement



		that is not limited to a specific number and type of beneficiaries.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	See Description.
<b>6</b>	<b>Project Name</b>	Targeted Public Services (CCFP TPS)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System Poverty Reduction/Self Sufficiency
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing Homeownership Access and Rehabilitation Community Services
	<b>Funding</b>	CDBG: \$852,370
	<b>Description</b>	Funding allocated to the CCFP for Targeted Public Services will be awarded to eligible nonprofit organizations for the delivery of public services in accordance with CDBG eligibility criteria and the CCFP priorities adopted by the Board. Funding for specific programs and activities is subject to appropriations by the Board.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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 2025.
	<b>Location Description</b>	To be determined.

	<b>Planned Activities</b>	Funding allocated to the CCFP for TPS will support programs provided in FY 2025. 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.
<b>7</b>	<b>Project Name</b>	Home Repair for the Elderly & Community Rehabilitation Programs
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$720,440

	<p><b>Description</b></p>	<p>Funding will be used for affordable housing preservation services through HREP and other home repair programs in the City of Falls Church and the Town of Herndon, for the benefit of low to moderate homeowners. The CDBG funds for HREP are supplemented by county funds generated from the Elderly Housing Program budget. Funding also will be used to support other activities to preserve affordable housing for the benefit of low-income households, including in the City of Falls Church and Town of Herndon. Services and materials provided under this activity may be used to assist in renovations needed to ensure the integrity of the exterior (roof, siding, windows, caulking, etc.), comply with local codes, install accessibility features and/or correct deficiencies necessary to preserve housing 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 the Town of Herndon.</p>
	<p><b>Target Date</b></p>	<p>6/30/2025</p>

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 110 elderly households are expected to be served by HREP. The numbers of households and individuals assisted in the City of Falls Church and the Town of Herndon, as well as mobile homeowners will vary depending on the requests for assistance and the specific activities. All program beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Codes- 14A Rehab: Single-Unit Residential; 14B Rehab: Multi-Unit Residential; 14H Rehabilitation Administration.
8	<b>Project Name</b>	TBRA and Other Rental Assistance
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	HOME: \$1,000,000
	<b>Description</b>	Funding will provide TBRA vouchers and other rental assistance to prevent households from becoming homeless, help households experiencing homelessness obtain permanent housing, support stable housing for persons with special needs, respond to reasonable accommodation requests, and

		subsidize units for clients of Special Programs.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Baseline funding is for an estimated 64 vouchers. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Provision of TBRA vouchers and other rental assistance
9	<b>Project Name</b>	FCRHA and Fairfax County Properties – Rehabilitation or Acquisition
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families Human Service System
	<b>Needs Addressed</b>	Affordable Rental Housing Community Services
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	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. Funding also may be used to purchase ADUs or other properties for affordable housing.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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 2025.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Codes – 3 Public Facilities and Improvements; 14D Rehab: Other Public-Owned Residential Buildings; 14G Rehab: Acquisition
<b>10</b>	<b>Project Name</b>	Homeownership Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Moderate-Income Working Families
	<b>Needs Addressed</b>	Homeownership Access and Rehabilitation
	<b>Funding</b>	CDBG: \$1,415,289
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program is expected to benefit approximately 40 families who are currently housed but not on the certified eligible applicant list and approximately 300 families who are on the applicant list. Approximately 7,000 requests for homeownership services will be received through orientations, information briefings, calls, emails and walk-in requests for

		assistance and marketing activities. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Matrix Code- 13A Housing Counseling for Homeownership Assistance; 13B Direct Homeownership, excluding Housing Counseling.
<b>11</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Affordable Rental Housing
	<b>Funding</b>	HOME: \$357,806
	<b>Description</b>	CHDO set-aside funding will be used to acquire and/or rehabilitate existing affordable housing or develop additional affordable housing units for homebuyers or renters.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project is dependent upon proposals received during HCD's annual Request for Proposals process. It is expected to serve at least one household at or below 50% AMI. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined based on applications.

	<b>Planned Activities</b>	Typical CHDO projects in the past have included the acquisition and rehabilitation of housing units for use as affordable rental housing for persons with income at or below 50% AMI.
<b>12</b>	<b>Project Name</b>	Emergency Solutions Grant
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing
	<b>Funding</b>	ESG: \$520,211
	<b>Description</b>	Pursuant to the HEARTH Act, the Emergency Solutions Grant (ESG) will continue to be used to fund activities that have an emphasis on preventing homelessness and rapidly re-housing people experiencing homelessness.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	More than 698 individuals are estimated to benefit from the ESG funded programs in FY 2025. Beneficiary demographics will be tracked as services are provided and will be reported in the CAPER for FY 2025.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	ESG funds will be used to support homelessness prevention and rapid rehousing assistance to persons who are at-risk of homelessness and those experiencing homelessness. Funded activities will provide housing relocation and stabilization services, as well as short-to medium-term rental assistance to help program participants regain stability in current permanent housing or move into other more



		suitable permanent housing in order to achieve stability. Services also will include case management for housing stability, housing search and placements, and financial assistance for rental application fees, security deposits, last month's rents, utility deposits and payments, and moving costs.
<b>13</b>	<b>Project Name</b>	CDBG/HOME Affordable Housing Request for Proposals
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Homelessness Special Needs Low-Income Working Families Moderate-Income Working Families
	<b>Needs Addressed</b>	Homelessness Prevention and Rapid Re-Housing Affordable Rental Housing
	<b>Funding</b>	CDBG: \$1,169,640 HOME: \$825,028
	<b>Description</b>	The FY 2025 CDBG/HOME Affordable Housing RFP will be used to fund the acquisition, preservation and/or rehabilitation of housing and the development of new affordable housing for income-eligible renters, homeowners or homebuyers. Notice of funding availability may coincide with CHDO funding availability for FY 2025.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The number and type of beneficiaries will be determined based on the activities completed by the recipients of the RFP competitively-awarded funding. In most recent past RFPs, scoring preference was given to projects that could be completed in

		<p>an expedited manner; provided beneficiaries with direct access to public transportation, community retail centers or supportive services; and served populations such as:</p> <ul style="list-style-type: none"> <li>• elderly persons ages 62 and older who are 60% AMI or below;</li> <li>• youth transitioning out of foster care who are 60% AMI or below;</li> <li>• homeless (or at risk of homelessness) who are 60% AMI or below;</li> <li>• persons with disabilities (physical, mental, intellectual, or sensory) who are 60% AMI or below;</li> <li>• veterans who are at 60% AMI or below; and</li> <li>• survivors of domestic violence who are at 80% AMI or below.</li> </ul> <p>Beneficiary demographics will be tracked as activities are completed and will be reported in the CAPER for FY 2025.</p>
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Typical projects funded through past RFPs have included the acquisitions and rehabilitation of housing units to be used to provide affordable rental housing for persons with income at or below 60% AMI.

## 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 and the Metropolitan Washington Regional Fair Housing Plan Fairfax County is opportunity-driven in the allocation of affordable housing resources while working actively to promote the de-concentration of poverty, particularly in HCD and FCRHA programs. The FCRHA finances the acquisition, preservation, and development of properties countywide and will continue to operate its program on a countywide basis.

### Geographic Distribution

Target Area	Percentage of Funds
Countywide	100

Table 8 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

Not applicable

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

*The goals represented below are in furtherance of the Communitywide Housing Strategic Plan. A copy of the Communitywide Housing Strategic Plan may be found in the Grantee Unique Appendices section.*

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	157
Non-Homeless	1108
Special-Needs	326
Total	1,591

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	813
The Production of New Units	0
Rehab of Existing Units	766
Acquisition of Existing Units	12
Total	1,591

**Table 10 - One Year Goals for Affordable Housing by Support Type**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

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

The county is planning the following projects to repair and maintain RAD properties, formerly public housing:

The Atrium – Partial roof replacement, replace windows, replace heat pumps, exterior painting of buildings - \$44,047

Greenwood – Asphalt driveway replacement, paint exterior of buildings, replace roof shingles, kitchen rehabs with new cabinets, countertops, flooring and appliances, install plank flooring in units - \$466,744

Kingsley Park – Sealcoat parking lot, concrete sidewalk replacements, replace front doors with new metal doors, bathroom rehabs including new countertops, tile flooring, refurbish wood flooring in units - \$85,134

Ragan Oaks – Replace windows in units, replace water heaters beyond their lifespan - \$77,312

Rosedale – Replace smoke detectors, replace flooring in units with plank flooring - \$22,946

Westford – Replace heating furnaces, replace condensing units, bathroom rehabs with new vanity cabinets, shower surrounds and tile flooring - \$218,147

Briarcliff II – Replace gas furnaces, replace air condition units - \$38,159

Tavenner – Replace vinyl exterior siding on the building, replace water heaters in units - \$27,471

The Green – Replace heating/cooling units, replace exterior doors in units, asphalt driveway replacement, replace washer/dryers in townhomes - \$133,523

Old Mill Garden – Replace exterior siding on the building, replace kitchen flooring in units - \$45,831

Villages at Falls Church – Replace kitchen cabinets and countertops in units - \$29,920

Newington Station – Replace asphalt roof shingles, replace water heaters, bathroom rehabs with new tile flooring - \$15,897

Barros Circle – Replace brick veneer on exterior of buildings - \$6,795

Total planned FY 2025 capital funding expenditures is \$ 1,211,926.

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

The FCRHA coordinates a MTW Resident Advisory Committee, consisting of RAD-PBV and HCV participants. The committee meets approximately four times per year to advise the FCRHA about its MTW objectives and participates in the development of policy for annual MTW Plans.

The Fairfax County Homeownership and Relocation Division (HRD) conducts intake and counseling for RAD-funded residents who are aspiring homeowners. The FCRHA's homeownership preference policy provides one point for each year of uninterrupted, unduplicated time in an FCRHA or FCRHA-managed 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 homeownership program eligibility list. Residents moving from these FCRHA rental programs to homeownership will get the best long-term benefit if they are able to purchase a unit provided through the homeownership program.

Since FY 2019, FCRHA has implemented a down-payment assistance program for low-income families purchasing homeownership units. One hundred families were served through this program in FY 2021 and 2022. In FY 2023, 73 families were served through 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, positions program graduates to successfully achieve homeownership and maintain their homes.

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

The Communitywide Strategic Plan to make Fairfax County a place where all people live in communities that foster safe, enjoyable, and affordable living expenses was presented to the Board of Supervisors by the County Executive in early 2020. After being deferred due to the COVID-19 pandemic, the plan was adopted by the Board of Supervisors on October 5, 2021. The Communitywide Strategic Plan identifies nine priority areas, including housing and neighborhood livability. The housing and neighborhood livability priority area includes the following strategies for ending homelessness:

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

Federal housing programs, such as the Continuum of Care (CoC) and the Emergency Solutions Grant (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 reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Building on the Countywide Strategic Plan, an update of CoC strategies to address homelessness is expected to be completed in FY 2024. As part of this process, the CoC Board is expected to be expanded to include more individuals who have lived the experience of homelessness and new priorities are expected to be established for its collaborative work. Part of the strategic planning process will include identifying ways to address unsheltered homelessness in the community specifically. In 2023 there was an increase in the number of people experiencing homelessness in Fairfax County and in the neighboring jurisdictions. The concern among community members about unsheltered homelessness has also increased with the increased visibility of encampments and a higher number of people who are panhandling.

Fairfax County will improve upon its strong history of reaching out to people experiencing homelessness through its partnership of street outreach providers, mental health care, daytime drop-in centers, and the Homeless Healthcare Program. In FY 2024 the County implemented a response system to heat emergencies and other extreme weather. The Response included distribution of supplies to providers and program participants, such as water bottles, fans, transportation cards, and information regarding drop-in centers. An alert system was created to inform the community and providers of heat advisories and how to access services. In FY 2025 this response will be improved based on the evaluation of the outcomes from FY 2024 and community feedback.

To better assess the needs of families and individuals experiencing homelessness, the CoC has also established a Coordinated Entry System Steering Committee. The role of the steering committee is to analyze, evaluate, and provide recommendations for CoC's Coordinated Entry system improvements with respect to equitable, efficient, and effective outcomes for households experiencing homelessness

or at-risk of homelessness. These activities will be focused specifically on access, assessment, prioritization, and referral to programs. The members of the committee will provide policy recommendations to the greater COC and governing bodies based on best practices, local data analysis, and community feedback, inclusive of feedback from those with lived experience. In FY 2025, the steering committee is expected to finalize a process for identifying a new assessment tool with which to equitably prioritize households for the limited housing resources dedicated to homelessness.

### **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: Patrick Henry Family Shelter, Eleanor U. Kennedy Shelter, and Embry 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. The improvements through redevelopment will increase safety at emergency shelters for people experiencing housing crises and support their return to stability.

The Patrick Henry Family Shelter will be replaced with permanent supportive housing. The facility is expected to be demolished in the Spring of 2024, followed by completion of project design, zoning and permitting. The permanent supportive housing is expected to be completed and opened by early 2026. OPEH also is expected to publish a request for proposals in FY 2025, to solicit bids for the operation of its domestic violence emergency shelters and hotline. The contracts will establish clear outcomes for service providers in addressing the needs of people fleeing or attempting to flee domestic violence.

### **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 strategy established in the 2021 Countywide Strategic Plan, Fairfax County will continue to increase the number of permanent supportive housing units through the renovations or replacements of its emergency shelters. As with Mondloch Place and the Baileys Supportive Housing facilities, the redevelopment of three additional emergency shelters creates an opportunity to incorporate new permanent supportive housing units into new designs and construction. Fairfax County and the FCRHA also are supporting the development of permanent supportive housing facilities in new locations outside of the shelters. Currently over 80 permanent supportive housing units are in the development pipeline in partnership with local affordable housing and homeless service organizations. While the units are not expected to be delivered in FY 2024, it is expected that the year will be busy with securing complete financing for the projects.

Fairfax County also acknowledges the insufficiency of affordable housing alone for families and individuals to successfully transition from homelessness to stability. Therefore, FCRHA is authorizing the use of housing assistance payment reserves under Moving to Work flexibilities to fund supportive



services for voucher recipients that were formerly homeless. By FY 2024, the additional services are expected to be fully operational and deliver successful outcomes.

The Coordinated Entry System managed by the Office to Prevent and End Homelessness will continue to improve the process for matching households experiencing homelessness to housing by decreasing the time between housing match and lease up via a more streamlined communication of housing vacancies, housing location, and case management support.

**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 recently added funding to the Diversion First Housing Program, which offers alternatives to incarceration for people with mental illness, developmental disability or substance use disorder who come into contact with the criminal justice system for low level offenses. The program is part of the larger Diversion First initiative, which is designed to prevent repeat encounters with the criminal justice system, improve public safety, promote a healthier community, and establish a more cost-effective and efficient use of public funding. In FY 2024, the County will work with its contractor to ensure that the program is expanded to maximize the use of the resources and continue delivering strong outcomes.

In FY 2024, Fairfax County will also build on the lessons learned from the COVID-19 pandemic regarding preventing evictions to help low-income families and individuals avoid homelessness. Although fewer emergency federal resources are expected to be available, the County has developed new processes and services that make the work more effective. For example, data from the Sheriff's Office is now being shared with county Human Services, who use it to target their client outreach for prevention services. Similarly, eviction data is used to track trends in eviction counts and is shared on a publicly available, online dashboard. Another recent improvement is that County-contracted providers now go to landlord-tenant court, where they can engage families and individuals in the eviction process to help them access rental assistance provided by County government and community-based nonprofit organizations.

In addition to the Diversion First Housing project, the Fairfax Falls Church Community Services Board partners with Housing and Community Development, The Department of Behavioral Health and Developmental Services and many non-profit agencies around Fairfax County to secure priority housing placements for the CSB individuals being served. These programs include Flexible Funding, which is a regional program, administered by Fairfax County on behalf of DBHDS. The funds are used to assist individuals with Developmental Disabilities that are moving into independent housing for the first time coming out of other group living situations or institutions by removing financial or other barriers to the person so they can safely occupy the new home. The Tenancy Supports program is also a regional program, administered by Fairfax County on behalf of DBHDS. This program provides tenancy support and housing location services to individuals with Developmental Disabilities moving into independent housing for the first time coming out of other group living situations or institutions. The DBHDS

Permanent Supportive Housing program is a community partnership that prioritizes individuals with serious mental illness coming out of State Hospitals or out of chronic homelessness and provides a stable living environment, as well as support for people in their new home. This program recently expanded from 93 to 120 beds in Fairfax, and DBHDS has plans to partner with HCD and CSB on future expansions as well.

## **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**

The Fairfax County Board of Supervisors adopted the following affordable housing goals as part of the Housing goals in furtherance of the Communitywide Housing Strategic Plan:

**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 households.

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

*A copy of the Communitywide Housing Strategic Plan may be found in the Grantee Unique Appendices section.*

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 10,000 net new units of housing affordable at 60% of AMI by 2034.
- 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.
- Support the goal of no net loss of market and committed multifamily affordable housing units within redevelopment to the extent practicable, and provide financial, land use, and other incentives for affordable housing preservation.
- Leverage the HTF, the Tysons HTF, and the CCF HTF as mechanisms to fund the development of affordable housing throughout the county, including in the Tysons, and for special populations such as older adults and persons with disabilities.
- 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 properties for the development 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.

The Fairfax County Board of Supervisors accepted the following affordable housing goals as part of the Metropolitan Washington Regional Fair Housing Plan:

1. Increase the supply of housing that is affordable to low- and moderate-income families in the region, particularly in areas that have historically lacked such housing.
2. Reform zoning and land use policies to expand access to fair housing choice by increasing the development, geographic distribution, and supply of affordable housing.
3. Implement policies designed to preserve affordable housing and prevent displacement with a goal of no net loss of existing affordable rental units.
4. Increase the number of homeowners in the region and reduce inequities and discriminatory practices that limit homeownership opportunities for members of protected classes.
5. Protect the housing rights of individuals with protected characteristics.
6. Increase community integration and reduce housing barriers for persons with disabilities.
7. Expand access and affordability of public transportation for members of protected classes.

## **AP-85 Other Actions – 91.220(k)**

The following describes other actions to be taken as part of the FY 2025 One-Year Action Plan.

### **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:

- Allocate 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 permanent supportive housing for persons and families experiencing homelessness as well as others in need of such housing options.
- Promote the use of financial resources to support special populations by including preference points for projects serving these households in the annual Notice of Funding Availability.
- 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.
- Participate in Virginia Housing’s Virginia Housing Registry, which serves as an information clearinghouse for landlords with and persons searching for accessible housing (see accessibility).

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 10,000 new units by 2034 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 and have access to goods and services within walking distance.
- 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.
- Incentivize the development of affordable housing for persons with special needs via the zoning ordinance independent living provisions.
- Encourage the creation of affordable housing for persons with special needs via the voucher programs.

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:

- Continue the implementation of the Affordable Housing Preservation Task Force Recommendations endorsed by the Board of Supervisors in April 2021 to ensure no net loss of affordable housing.
- Help low- and moderate-income seniors and homeowners with disabilities stay in their homes via the Home Repair for the Elderly Program.
- Provide grants of up to \$10,000 to help low- and moderate-income households become first-time homebuyers.
- Encourage redevelopment through tax abatement (details on the tax-abatement revitalization program are provided later).
- 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.

The County has implemented procedures for compliance with regulations issued by HUD which established new requirements for notification, evaluation, and reduction of lead-based paint hazards in federally owned residential property and housing receiving federal assistance. HCD staff have attended training seminars on Implementing the Lead Safe Housing Rule in CPD-Funded Programs.

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

#### **Actions planned to reduce the number of poverty-level families**

Fairfax County has one of the highest median household incomes in the nation (estimated \$152,100 in 2023); however, American Community Survey (ACS) data indicates that an estimated 62,861 persons were living below the poverty level in 2022. Providing sufficient housing affordability to all income levels is key to reducing the number of housings at or below the poverty level in the county. Therefore, creating a minimum of 10,000 units of affordable housing by 2034 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.

Mitigating challenges experienced by vulnerable residents to access and use services is an area of focus in the Countywide Strategic Plan. One of the strategies of the Plan is to increase integration and

effectiveness of services by coordinating county efforts with state, regional, and community partners. Fairfax County also administers certain Community Action Programs (CAPs) that help reduce the number of poverty-level families. CAPs receive core support from the Community Services Block Grant (CSBG) program through the Commonwealth of Virginia, with supplemental support from the Virginia General Assembly, to both help reduce the number of persons living in poverty and help increase their self-sufficiency. Fairfax County CAPs include the Housing Choice Voucher (HCV), Transitional Housing, Permanent Supportive Housing, and the Family Unification Programs.

The Fairfax County HCD administers the Rental Subsidy and Services 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.

### **Actions planned to develop institutional structure**

Gaps and strengths related to the institutional structure were identified in SP-40 of the Consolidated Plan for FY 2022-FY 2026. In addition to continued execution of the strategies identified in the annual action plans for FY 2022 and FY 2023, the county plans the following actions to address some of the gaps and weaknesses:

GAP: Low number of landlords who accept rental subsidy vouchers without additional requirements that create barriers to tenant occupancy.

Through MTW authority, the FCRHA has launched specific outreach efforts to increase landlord participation in the Housing Choice Voucher (HCV) program. Efforts include developing videos and written materials that outline the benefits of landlord participating in the HCV program; developing strategies to address barriers to landlord participation; and potentially using MTW funding flexibilities to develop incentives to promote landlord participation. In addition to outreach, the FCRHA will implement a new HCV subsidy payment standard. The new standards will use zip code-based rent estimates to better align HCV payments with the market rents in different parts of the county. As a result, HCV rent payments will be higher in neighborhoods where market rents are higher.

GAP: There are insufficient resources to meet all housing needs in the county.

The county is using the authority granted in FY 2021 to commit MTW funds to increase the number of affordable housing units. The county has set a goal to add 10,000 new affordable units by the year 2034. To date, the FCRHA utilized MTW funds for the development of 38 units of senior housing as part of the North Hill project, affordable to residents with household incomes at or below 60 percent of AMI. The FCRHA also utilized approximately \$8.6 million to acquire property in Tysons for the development of high-density affordable housing and approximately \$4.4M as a loan to the project during construction. The FCRHA will also be utilizing approximately \$9 million of MTW funds for the development of senior housing as part of the Little River Glen IV project (60 new units).

GAP: 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.

The county has collaborated with neighboring jurisdictions on the development of a regional analysis of impediments to fair housing. The plan includes information specific to each jurisdiction as well as regional goals and strategies. It is anticipated that the plan will be submitted to HUD by the end of 2023. The county continues to implement current Virginia Fair Housing Law; the strategies to address the impediments identified in the regional analysis will articulate the renewed commitments to continue promoting fair housing and working to reduce discrimination in both the county and the region.

- The Office of Human Rights and Equity Programs (OHREP) will continue to increase awareness of and accessibility to the fair housing complaint intake process. Language translation services are provided for parties upon request. OHREP staff analyze all responses to the Intake Satisfaction Questionnaire to identify ways to increase accessibility to fair housing services. An informational video that introduces residents to OHREP and the fair housing complaint process is regularly broadcast on the Fairfax Government community access Channel 16.
- OHREP continues efforts to increase the diversity of members of the Fair Housing Taskforce and Student Human Rights Commission (Commission). In alignment with the One Fairfax policy, the diversity of Commission membership promotes consideration and inclusion of diverse viewpoints in OHREP policies, programs and practices.

#### **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. CCFP is a countywide grant process for funding private community-based human services programs that meet community-identified needs. Since 1997, 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. 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.

#### **Actions Planned to increase outreach to underserved populations**

- Support education regarding the application of the Fair Housing Act's reasonable accommodation duty in the context of criminal history screening. Persons with disabilities are disproportionately likely to have contact with the criminal justice system and also to be the victims of crime. Some contact with the criminal justice system has a causal connection to individuals' disabilities and law enforcement's inadequate training and capacity to deescalate

difficult situations. In many instances, persons with disabilities may be entitled to reasonable accommodations that allow them to qualify for units for which they might otherwise be ineligible due to landlords' criminal history screening policies. Focused education for landlords on this point would help ensure that accommodation requests in this context are responded to appropriately.

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

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(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

The vision of this action plan is that the Fairfax County community remains vibrant and diverse, and that its economy is strong and resilient. There will be enough housing—of a variety of types and at rents and prices that are affordable—to support growth in the County’s workforce and broader community

#### Mission Statement

The mission of Fairfax County is 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 by effectively and efficiently using resources in the Consolidated Plan through a citizen-driven, staff-supported process.

The county program specific requirements for CDBG, HOME and ESG are listed below.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$310,996
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
<b>Total Program Income:</b>	<b>\$310,996</b>

### Other CDBG Requirements

- |   |        |
|---|--------|
| 1. The amount of urgent need activities   | 0      |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. | 95.00% |

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70 percent of CDBG funds is used to benefit persons of low and moderate income. For CDBG, Fairfax County uses a three-year average to ensure compliance with the low moderate-income benefit. The three years to which this FY 2025 One-Year Action Plan is applicable are: 2023, 2024 and 2025.

### 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 2025 for FCRHA direct homebuyer assistance activities under 92.254.

3. *A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:*

The county has no plan to utilize HOME funding in FY 2025 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 with 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 Continuum of Care has established 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 HCD 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 County CoC includes formerly homeless individuals as

members of the CoC board. The Office to Prevent and End Homelessness also created two part-time, time-limited positions that can be used to hire individuals who are, or recently were, experiencing homelessness to provide advice as a consumer of homeless services and insights based on their lived experience. As the County moves to update its strategies to address homelessness it is also planning for an inclusive community engagement process, which will engage consumers of homeless services and include representatives in decision making roles.

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.

# GRANTEE UNIQUE APPENDICES & ATTACHMENTS



## County of Fairfax, Virginia

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May X, 2024

\_\_\_\_\_, Executive Director  
Metropolitan Washington Council of Governments  
777 North Capitol Street, NE, Suite 300  
Washington, DC 20002

RE: Executive Order 12372 Compliance

Dear \_\_\_\_\_:

Pursuant to procedures outlined in Executive Order (E.O.) 12372 as issued by the U.S. Department of Housing and Urban Development (HUD), the Fairfax County Department of Housing and Community Development (HCD) is informing you that Fairfax County has no new public improvement projects, involving road and storm drainage system improvements, that it plans to implement under HUD's Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) awards and carryover funds for July 1, 2024 - June 30, 2025.

Attached is a copy of the Fairfax County One-Year Action Plan for FY 2025, which describes other activities the County plans to implement with CDBG and HOME funds.

Should you have any questions, please contact me at 703-246-5166.

Sincerely,

Laura O. Lazo  
Associate Director, Grants Management

cc: Michael D. Rose, Director, Community Planning and Development,  
District of Columbia Field Office, HUD



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.

- **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 (HCD) 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 HCD 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](http://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, where 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

## **Notice of Public Comment Opportunities for the FY 2025 One-Year Action Plan**

(to be included Feb 2024)

## **Summary of CCFAC Public Hearing Testimony October 10, 2023**

- 1. Michael Mahrer, Senior Director of Advancement, The English Empowerment Center - formerly the Literacy Council of Northern Virginia**
  - English is vital for self-sufficiency; need for English language instruction is growing
  - EEC served over 1,900 learners last year and all classes in Fairfax County are already filled this year
  - Over 500 volunteers provide an estimated 25,000 hours of service
  - EEC has seen a 25% increase in expenses and class offerings but has received less funding from Fairfax County
  
- 2. Roshon Casey-Lee, Britepaths client, County resident**
  - Shared personal story about her financial challenges and falling behind on rent before connecting with Fairfax County's Coordinated Services Planning
  - CSP referred her to Britepaths
  - Britepaths is wonderful; she participated in a financial mentorship program that helped reduce her debt and improve her credit score; benefited from savings and food program
  - Struggling financially is stressful for everyone but Britepaths helped her family
  
- 3. Jorge E. Figueredo, Executive Director, Edu-Futuro**
  - Edu-Futuro serves immigrants and Latinos in area by empowering individuals, providing them education and workforce development skills; 2 generation model
  - Over 3,000 families served last year; completely free services; bilingual staff
  - Examples of success include: \$2 million in rental assistance raised by Edu-Futuro; 175 outstanding high school students graduated from their program; numerous scholarships earned by their students which helped break the cycle of poverty
  - COVID pandemic disproportionately impacted Latino families (e.g., health, income, housing, mental health, student absenteeism, high school dropout rate)
  - Digital literacy programs have helped
  - Need to break the cycle of poverty
  
- 4. Jerry Poje, Unitarian Universalist Congregation of Fairfax, Human Services Council member, Affordable Housing Advisory Council member**
  - Importance of ensuring affordable homes for all
  - Wants FY 2025 One-Year Action Plan to embed the County's strategic plan and phased implementation plan that identify the need for 26,000 new affordable homes while preserving all existing ones
  - Ending of federal COVID pandemic funding eroded the social safety net

- Wants County to fulfill the promise of the 2016 Human Services Bond that provided \$48 million to renovate and expand shelters
  - Implement a pilot program to provide short-term shelters (e.g., Pallet shelter approach)
  - Prevent evictions by providing case management and rental assistance; monitor number of evictions and unlawful detainers
  - Conduct a more thorough Housing and Human Services Needs Assessment and prepare a new Human Services Resources Plan for 2024 (e.g., ensure 40% of service deliveries performed by nonprofit organizations, faith communities and others)
- 5. Candice Bennett, Interim Executive Director, Good Shepherd Housing and Family Services**
- Appreciates Fairfax County’s partnership in affordable housing
  - Need in County continues to grow; since 2015, gap between a GSH family of four’s income and AMI for family of four has grown (now at 38% of AMI whereas in 2015 at 43% of AMI)
  - Continue supporting the missing middle (e.g., 50-60% AMI); need direct assistance support, more case management for all nonprofits; families are staying longer for services and need more support from staff
- 6. Marianela Funes, Community Organizer, Tenants and Workers United**
- TWU works with low-income communities of color to secure affordable housing
  - Lack of stable, affordable housing in Fairfax County
  - Focus on assisting those at 60% AMI or below (e.g., County programs like ARISE should be designed to help everyone, especially 60% AMI or below)
  - Allocate adequate funding to the preservation, creation and improvement of affordable housing, including mobile home communities and low-income apartments (e.g., support and fund land purchases, co-ops, and land trust for homeownership; establish County emergency rent relief program; create assistance programs that promote housing stabilization for lowest income communities)
- 7. Glenda Benitez, Tenants and Workers United member, County resident**
- Harmony Place resident; mobile homes are a great source of affordable housing
  - Wants funding for home improvement or replacement of units to build generational wealth
- 8. Karen Croasdaile, Tenants and Workers United member, County resident**
- Represents Penn Daw mobile homes and is a resident there
  - Previously had living instability and living at Penn Daw allows for stability
  - Wants to erase stigma around mobile homes

- Concerned about landlords who raise rents too quickly and maintain poor property conditions, as well as private investors who only want to make a profit
  - Wants the County to allocate funding to purchase mobile home parks with community partners
  - Help 60% AMI or less; help prevent evictions and provide rent relief
- 9. Ben Werner, Director of Philanthropy, Insight Memory Care Center**
- Insight Memory Care Center provides care, support and education for individuals with Alzheimer and dementia; provides care substantially more affordable than nursing homes; cost effective way to keep seniors with dementia at home
  - Appreciates County CCFP funding
  - Dementia support services are important
  - Seniors are disproportionately impacted by poverty and are in great need for affordable housing; want to age in place
  - Some 300,000 Virginians provide unpaid care to parents with dementia; average 55 hours per week unpaid care to loved ones
  - women, people of color and those most vulnerable are most impacted
- 10. Nancy Scott, Insight Memory Care Center client, County resident**
- Described services provided by Insight Memory Care Center, the only dementia-focused provider in DMV area; resource and voice for those with dementia
  - Husband had dementia and they benefited from services
  - Advocate to continue recognizing Insight’s services and maintain funding for them
- 11. Mary Paden, Housing Committee Chair, Fairfax County NAACP**
- Six areas the county can provide more funding:
    1. Temporary shelter -- permanent housing important but takes four to six years so funding should also be given to immediate solutions; temporary housing for unsheltered homeless people; temporary controlled shelters; Pallet shelters/modular shelters/space at faith communities
    2. Rent relief and utility assistance for those at risk of eviction
    3. Better oversight of FCRHA 3rd Party property managers (e.g., resident complaints of maintenance at properties and poor communication with residents)
    4. Fair housing testing – conduct paired testing to ensure landlords are accepting vouchers, especially those in higher income areas
    5. Increase pedestrian safety in low-income neighborhoods (e.g., lighting, crosswalks, signage)
    6. Conduct a new County Housing and Human Services Needs Assessment to measure scope of need

**12. Bradley Staton, NVRC Board of Directors, Northern Virginia Resource Center for Deaf and Hard of Hearing Persons**

- Request more attention to access to housing and human services for persons in Fairfax who are deaf or hard of hearing (e.g. better acoustics in housing design in common areas, set asides for deaf and hard of hearing housing applicants)
- Help meet needs of growing population aging into hearing loss (e.g., outreach, hearing screenings with consults, information on assistive technology, coping with hearing loss and information on hearing aids)

**13. Harmonie Taddeo, Executive Director, Western Fairfax Christian Ministries**

- Speaking on behalf of WFCM, Cornerstones, FACETS, and Lorton Community Action Center
- Greater food insecurity as federal programs wind down; nonprofit services are ramping up; increasing household expenses and decreasing income
- Individuals need access to healthy foods to free up funding for other needs such as affordable housing
- Fund \$6 million in CCFP for emergency housing and food, with no less than \$1.5 million for food

**14. Kerrie Wilson, Chief Executive Officer, Cornerstone & the Affordable Housing Advisory Council**

- 36 members on AHAC monitor affordable housing development and preservation and related Fairfax County Plans; housing development, homeless issues and affordable homeownership are critical
- Affordable housing is a foundational issue for everyone in the community; tied to One Fairfax; housing supports need to be expanded now, especially post pandemic; period of recovery will take time
- Need to prioritize County funding on what is most essential (e.g., 10,000 units of affordable housing, supportive services, permanent supportive housing while also dealing with emergency situations to get homeless individuals housed)
- Fair Housing needs a single point of contact in Fairfax County; fair housing testing is important

**15. Becky Burnley, resident**

- Shared personal story of her boyfriend (Andrew Wright) that has been homeless since May; no resources available to him; his mental health counselors are not very helpful
- She helps him the best she can but is unaware of available resources
- Mentally ill and physically ill individuals need assistance

**16. John McKee, member of VOICE, Virginians Organized for Interfaith Community Engagement**

- Mental health and affordable housing are the two key issues for VOICE; helps organizations advocate for clients
- 50 churches and interfaith communities involved; helped increase mental health funding from state legislature; trying to determine how state funding makes it to Fairfax County's needs

**Additional Submitted Written Testimony**

**17. Eileen McCartin, Executive Director, Northern Virginia Resource Center for Deaf and Hard of Hearing Persons**

- Significant hearing loss can be devastating and isolating to the quality of life of individuals and their families
- Need attention to access to housing and human services for persons who are deaf or hard of hearing (e.g., accessible and culturally suitable housing, communal living spaces and acoustic design considerations, communication access to county meetings and events, training on assistive technology)
- Growing aging population in Fairfax County; increasing population with age-related hearing loss

**18. Sue Mairena, President, Annandale Christian Community for Action**

- ACCA provides Child Development Center (CDC) and Human Service Ministry (HSM) services
- Regarding HSM, need County's continued support (e.g., family emergency assistance, emergency food and hygiene products, pick-up and delivery of furniture for needy families, and transportation to medical appointments)

**19. Sandra Benavente, Advocacy Manager, Ayuda**

- Ayuda offers culturally specific, multilingual legal, social and language access to low-income Fairfax County residents
- Continued rise in need for low-barrier housing and human services for low-income immigrants



**Summary of Public Comments Received  
on the Draft One-Year Action Plan for FY 2025  
During the Public Comment Period  
(February X, 2024 through March XX, 2024)**



# Communitywide Housing Strategic Plan



June 2018  
A Fairfax County, Va publication

## Executive Summary:

Fairfax County is a great place to live and to do business. However, a lack of housing options is putting the County's well-being and future prosperity at risk. One in five renters in the County pay more than 50 percent of their income for housing, requiring them to make difficult choices among what necessities they are able to afford. In the next 15 years, over 18,000 new housing units will be needed for households earning less than 80 percent of the Area Median Income. These are just two examples that illustrate the need for more price-appropriate housing in Fairfax County.

Without a sufficient supply of housing—affordable to individuals and families all along the income spectrum—Fairfax County will not be able to reach its full economic development potential and remain a first-class community. The Fairfax County community has come together in recent years to develop the *Strategic Plan to Facilitate the Economic Success of Fairfax County* to support a strong economic development strategy, and the *One Fairfax Policy* to support inclusivity and shared prosperity. This **Communitywide Housing Strategic Plan** (the Plan) marks a continuation of Fairfax County's emphasis on building and maintaining a vibrant, resilient community.

The Board of Supervisors requested the Plan and it was developed by the Department of Housing and Community Development (HCD) and the Affordable Housing Advisory Committee (AHAC) to address the significant need for price-appropriate housing options for current and projected residents of Fairfax County. **Phase 1** of the Plan identifies 25 short-term strategies that can be implemented without major policy changes or significant sources of new revenue to start the process of creating more housing options for future and current County residents and workers. **Phase 2** of the plan, to be developed subsequent to Board approval of Phase 1, will include longer-term strategies for developing new tools, policies, and resources to support the production, preservation and access to housing that is affordable to all who live and work in our community.

This document accomplishes Phase 1 of this communitywide effort – 25 strategies that represent near-term, measurable action items that will have a significant impact. They are organized under four broad categories:

- **Modernizing FCRHA / HCD Administration and Processes:** making existing processes more efficient, using existing resources more innovatively, and leveraging partnerships to support the development and preservation of the continuum of affordable housing
- **Land Use and Zoning Tools:** identifying ways to use land more creatively to build partnerships and expand housing options
- **Funding Sources and Uses:** deploying existing resources more efficiently and focusing existing efforts on those most in need
- **Housing for Vulnerable Populations:** ensuring the continuum of housing options through making affordable and accessible housing options available for persons with disabilities, seniors, and extremely low-income individuals and families, including those transitioning from homelessness

These strategies are immediate steps that can be taken to address the need for more price-appropriate housing in one to two years. It is clear, however, that Phase 2 of the Plan – a long-range implementation and resource plan – will be necessary to address the 62,184 new housing units that will be needed in Fairfax County in the next 15 years. The market, alone, will not produce the necessary housing options for Fairfax County's future.

The Fairfax County Department of Housing and Community Development and the Fairfax County Affordable Housing Advisory Committee are proud to share Phase 1 of the Fairfax County Communitywide Housing Strategic Plan.

## Why a Strategic Plan for Housing?

Fairfax County is an extraordinary community with an exceptionally strong local economy and high quality of life. The median income for a household of four is \$110,300, making it one of the highest-income areas in the country. However, in a county of approximately 1.2 million people, thousands and thousands of households are living paycheck-to-paycheck due in large part to severe lack of price-appropriate housing. "Price-appropriate housing" means housing that costs 30 percent of the household's annual gross income or less. In other words, all households in Fairfax County, regardless of income, should have a variety of housing options they can afford.

Fairfax County's reputation as an exceptional place to live, and its position as a place where businesses want to locate and stay, is threatened by the lack of price-appropriate housing for all of its residents and workers. When everyone has access to housing that is affordable for them:



Positive outcomes are more likely for families and children, including better educational outcomes for children and better health outcomes for people of all ages<sup>1</sup>

People have better prospects for upward economic mobility and self-sufficiency



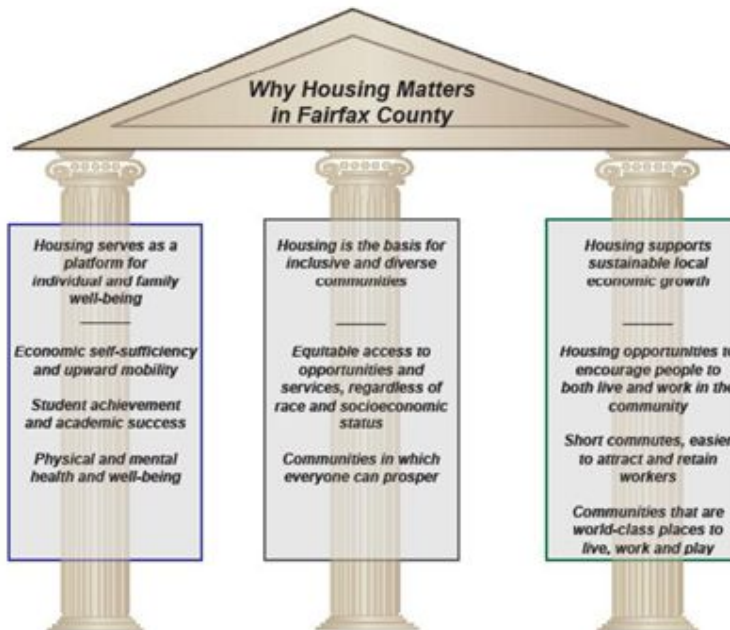
Employers can hire workers who are able to live close to where they work, and there is less congestion on our roads

Persons with disabilities have access to housing that is appropriate for their needs and the elderly are more able to age in place



Simply put, Fairfax County is at a crossroads. Wage growth is not keeping pace with the cost of and demand for housing and families, particularly those that would be considered low- or moderate-income, are falling further and further behind. The economic viability of Fairfax County is at stake, as evidenced by Fairfax County's 2015 *Strategic Plan to Facilitate the Economic Success of Fairfax County*. Furthermore, the lack of a range of price-appropriate housing in the county hinders the full implementation of the county's *One Fairfax* policy, which calls for equitable access to communities of high-opportunity.

<sup>1</sup> See, for example, Brennan, Maya, Lisa Sturtevant and Patrick Reed. 2014. *The Impacts of Affordable Housing on Education*. Washington DC: National Housing Conference; and Viveiros, Janet, Windy Ault and Nabihah Maqbool. 2015. *The Impacts of Affordable Housing on Health: A Research Summary*. Washington DC: National Housing Conference.



### How Housing Supports the County's Plan for Economic Success

Housing affordability is critically important for ensuring that businesses want to locate to Fairfax County and then stay here. The Economic Success plan lays out six broad goals to maintain, diversify, and enhance the strong and vital Fairfax County community in order to sustain and grow our economic prosperity:

1. Further Diversify our Economy
2. Create Places Where People Want to Be
3. Improve Speed, Consistency and Predictability of the Development Review Process
4. Invest in Natural and Physical Infrastructure
5. Achieve Economic Success through Education and Equity
6. Increase Agility of County Government

Housing is an important element in every single goal. When advocating as a community for more price-appropriate housing, we fail to effectively communicate why it is important. We fail to discuss its value; how it is the foundational element of economic resilience and competitiveness in local communities. How it improves the local tax base and stabilizes family units. How communities benefit from public investments; ensuring that opportunities for individuals and families of all income levels are available.



The Urban Land Institute reports that more than half of the large companies with more than 100 employees cite a lack of price-appropriate housing near their business as a significant challenge; and 58 percent of the companies claim to have lost employees due to burdensome commutes. By having housing that is affordable, employees are able to live where they work and support the local economy. In addition, having a larger pool of waged workers makes for a more attractive location for businesses to relocate, which in turn, improves the commercial tax base so that local government is less reliant on residential real estate property taxes. It's all connected.



It is time we start the conversation about the economic benefits of having price-appropriate housing in our communities. It is time to start showing that it is more than housing assistance; that it is a valuable economic resource that benefits us all. Price-appropriate housing is good for the local economy, improves the local tax base, stabilizes family units, allows workers to live where they work, and provides opportunities for individuals and families of all income levels. It is not just an issue for the lower-income and underserved populations - it benefits us all.

### How Housing Promotes Equity

In addition to the connection between housing and the county's economic success, price-appropriate housing is directly connected to the success of households at the individual level. National research bears out the correlations – having homes that are affordable correlates to better mental health, less stress for our children, more economic mobility; just to name a few examples. One connection that is particularly important in Fairfax County is the one between housing and the ability to ensure equitable access to communities of opportunity.



The Fairfax County Board of Supervisors and the Fairfax County School Board adopted the One Fairfax racial and social equity policy in 2017, to ensure all individuals in our community have an opportunity to reach their highest level of personal achievement. Stable, affordable and high-quality housing is the key to increasing access to opportunities and ensuring all residents can prosper.

As a community, we can agree that where a person lives – and the associated opportunities and services present in that neighborhood – should not be a leading determinant in the health of their family. In fact, a person's ZIP code is a stronger predictor of his or her overall health than other factors, including race and genetics. And it's not just life expectancy – access to care, access to health information, and quality of life are all affected by where one lives. Fairfax County policymakers, as well as affordable housing developers, have an opportunity to create a comprehensive and thoughtful approach to the planning for new housing that can play a role in driving socioeconomic integration, reversing racial disparity trends, eliminating institutional or structural racism, and ensuring that outcomes and opportunities for all people in our community are no longer predicted by where a person lives.

*In fact, a person's ZIP code is a stronger predictor of his or her overall health than other factors, including race and genetics. And it's not just life expectancy – access to care, access to health information, and quality of life are all affected by where one lives.<sup>2</sup>*

## Objectives of the Strategic Plan

The Fairfax County Board of Supervisors requested the development of the strategic plan for housing in 2016, and the Affordable Housing Advisory Committee (AHAC) took primary responsibility for overseeing the development of the plan. AHAC led a communitywide effort that benefited from input from residents and employers through numerous public meetings, one-on-one conversations, and an online survey. More than five thousand members of our community contributed their voices to the plan over the past year. As a result, the plan reflects the shared desire to maintain and grow our extraordinary community.

There were several objectives for this strategic planning process:

- To create a **shared community vision** of how housing supports local economic growth and community sustainability
- To **quantify the housing needed** to accommodate future growth and support the County's economic sustainability
- To develop **specific, measurable, and actionable strategies** for meeting Communitywide housing goals
- To identify the **program and policies, and specific funding sources**, that will be required to address housing needs in **5, 10, and 15 years even as we experience current housing shortages**



It is anticipated that this document will be the first step in a two-part process, identifying the need in our community, setting targets for housing production, and suggesting initial implementation steps that can be addressed in the next one to two years. The second, and more challenging step, will be identifying long-term implementation strategies, and the additional resources needed to carry out those strategies.

<sup>2</sup> Graham, Garth, Ostrowski, MaryLynn and Alyse Sabina. Defeating The ZIP Code Health Paradigm: Data, Technology, And Collaboration are Key.

## Housing Needs

More price-appropriate housing is needed in Fairfax County at a range of income levels, in both the rental and homeownership markets. The national post-recession recovery has been slow and has had a particularly strong impact on Fairfax County due to housing costs that have continued to rise even as incomes have stayed flat or risen moderately; and due to the region's dependence on federal government contracting. In fact, it has become increasingly difficult for many households to find housing they can afford in Fairfax County. Between 2010 and 2015, the average rent in Fairfax County has increased 17 percent and typical home prices for single-family homes, town homes and condominiums were up 15, 23 and 27 percent respectively. Over the same period, the average household income in the County increased by only 10 percent and for many low-wage workers incomes did not increase at all.



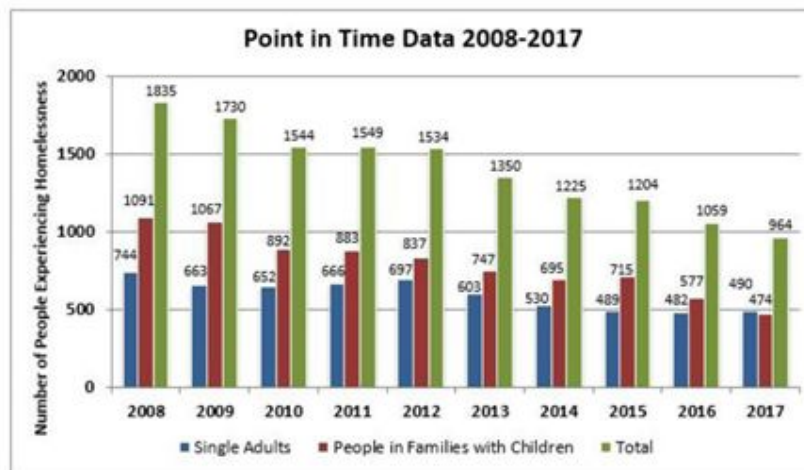
***There are more individuals in the County who are cost-burdened due to housing (115,000) than over 90 percent of the total populations of counties in the Commonwealth of Virginia.***

As housing costs, particularly rents, increase more than incomes, households find themselves more likely to be cost-burdened. The U.S. Department of Housing and Urban Development (HUD) defines "cost-burdened" as any household that spends more than 30 percent of household income for mortgage costs or gross rent. Households spending more than 50 percent are considered to be "severely cost-burdened." In Fairfax County, according to the most recent American Community Survey, 44.3 percent of renters (more than 55,000 households) and 22.9 percent of homeowners (more than 60,000 households) in Fairfax County spend more than 30 percent of their income on housing. This means that there are more people in the County who are cost-burdened (115,000) than over 90 percent of the total populations of counties in the Commonwealth of Virginia.



## Current Housing Needs for Vulnerable Households

While the cost-burden situation is problematic for any household that pays more than 30 percent of their income in housing costs, it can become a crisis for those households with extremely low-incomes or those with fixed incomes. For example, the lack of price-appropriate housing in the county has a direct connection to the cause of much of the homelessness in Fairfax County. The Fairfax County Board of Supervisors recognized this when they endorsed the "Blueprint for Success: Strategic Directions for the Plan to Prevent and End Homelessness in the Fairfax-Falls Church Community" in 2007. Much progress has been made since then in reducing the overall number of homeless households in our community and yet our most vulnerable residents continue to be at risk of housing instability and homelessness. On the night of the January 2017 Point in Time count, nearly 1,000 people in Fairfax County were homeless<sup>2</sup>. Low incomes and expensive housing are the main reasons for homelessness.



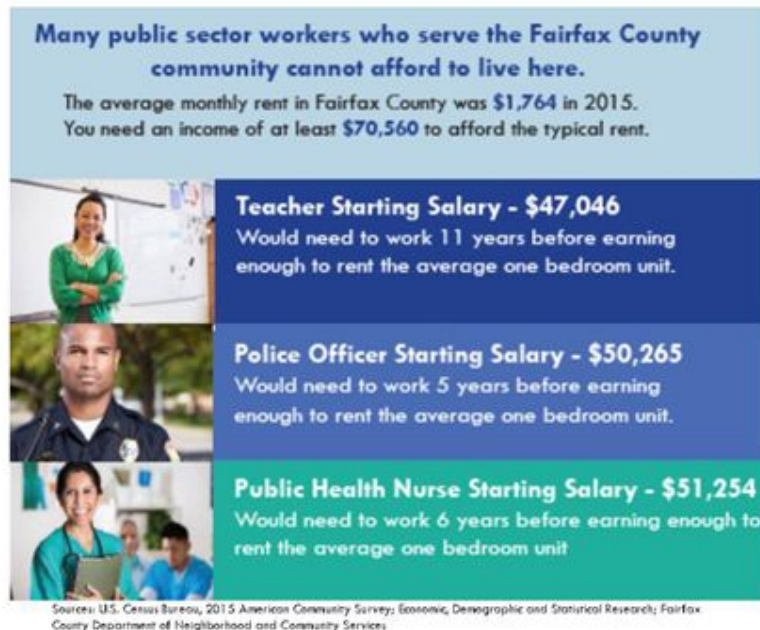
In addition to those households that are experiencing homelessness, more than 70,000 Fairfax County residents have a disability. Data shows that individuals with disabilities are much more likely to have extremely low-incomes and often face a compounded problem - finding housing that is price-appropriate AND has the accessibility features they need to live comfortably in their homes. Similarly, our elderly neighbors, many of whom have worked in Fairfax County throughout their careers and have contributed to their communities and the local economy, are having difficulty affording their homes on fixed incomes. Compared to all households in Fairfax County, a larger proportion of households with at least one person who is 75 or older have very low-incomes. Elderly households present the second greatest need for more affordable housing, behind small family households and singles. As housing costs increase, more senior households will likely become cost burdened or more cost burdened, since many elderly households have relatively fixed incomes.



<sup>2</sup> Metropolitan Washington Council of Governments. 2017. Homelessness in Metropolitan Washington: Results and Analysis from the Annual Point-in-Time (PIT) Count of Homeless Persons

## Current Housing Needs for Low- and Moderate-Wage Workers

Individuals and families with the lowest incomes face the greatest challenges finding housing they can afford. These households include many workers who are essential to the Fairfax County community. For example, a typical retail salesperson in the County earns less than \$30,000 per year. Restaurant workers, housekeepers, childcare providers, home-health aides, bus drivers and security guards in Fairfax County also have an average income of around \$30,000<sup>4</sup>. Working households earning \$30,000 per year can only afford to pay \$750 per month for housing, but the average rent in Fairfax County is more than \$1,700<sup>5</sup>.



These workers are a critical component of our local economy and they deserve to have an opportunity to live and work in Fairfax County. What happens when working families earning low wages cannot find housing they can afford? In many cases, they live in overcrowded housing or commute to Fairfax County from other jurisdictions. Overcrowded housing continues to be a critical challenge in Fairfax County, with a total of 4,640 households overcrowded (1.01-1.5 people per room), and nearly 1,900 households severely overcrowded (more than 1.51 people per room). The majority of overcrowded households include at least one child and have incomes below 50 percent of Area Median Income (AMI). Given the prevalence of children in overcrowded households, families in our community may be "outgrowing" their housing units, but at the same time are unable to afford a larger home they can afford.

*The majority of overcrowded households include at least one child and have incomes below 50 percent of AMI.*

<sup>4</sup> National Housing Conference, *Paycheck to Paycheck 2016*  
<sup>5</sup> 2015 American Community Survey

## The Challenge of Homeownership

In addition to the difficulty in finding price-appropriate housing options in the rental market, increasingly, high housing costs in Fairfax County burden households with middle and higher incomes and put homeownership opportunities out of reach. Households with higher incomes occupy many of the homes that would be affordable to low-income households. For example, 67 percent of the owned or for-sale housing stock that would be affordable to very low-, low- and moderate-income households is occupied by households with income greater than is required to comfortably afford those units, indicating that homebuyers with lower incomes face intense competition for affordable homes from households with higher incomes.

Many workers, including Millennials and young families, find they are not able to afford to buy a home in our community. The ability of young households to purchase a home in Fairfax County has dropped precipitously over a ten-year period. In 2005, more than half of 25- to 34-year olds in Fairfax County (52.9 percent) were homeowners. In 2015, only 38 percent of young adults in their late 20s and early 30s living in Fairfax County own a home. Recent research has shown that the desire for homeownership among young adults is as strong now as it has ever been, but this cohort faces new obstacles—including rising debt and fewer affordable homeownership options—which are leading to delays in home buying<sup>6</sup>.



## Future Housing Needs

Our community already faces a deficit of more than 31,000 rental homes affordable to low-income individuals and families. Over time, the gap between the need and the supply will grow considerably without new approaches for expanded housing availability and affordability. Over the next 15 years, the County is expected to add more than 62,000 households, primarily working households<sup>7</sup>. These are household projections based on the County's analysis of recent growth and the capacity for residential development based on current land use and zoning. To support sustainable population growth and bolster our economy, it is important to think about how we plan for price-appropriate housing to address the current housing gap and to meet the needs of the growing workforce.

<sup>6</sup> See, for example, Thompson, Derek: 2016. Millennials: The Mobile and the Stuck. The Atlantic August 24.

<sup>7</sup> For background on the County's forecasts, see Demographics Reports 2016 County of Fairfax, Virginia, available online <https://www.fairfaxcounty.gov/demograph/demrpt/report/fullrpt.pdf>.

As our community grows—it will need to grow in order to ensure economic vitality and prosperity—the County will add workers and families all along the income spectrum. Based on projections from the County and George Mason University (GMU), over the next 15 years, the County is expected to add:

- **4,591 extremely low-income households (income <30% AMI)**
- **8,443 very low-income households (30-50% AMI)**
- **5,588 low-income households (50-80% AMI)**
- **9,048 moderate-income households (80-100% AMI)**
- **11,929 households with incomes between 100 and 120% of AMI**
- **22,585 households with incomes above 120% of AMI<sup>B</sup>**

While housing production has been on the rise since the Great Recession, Fairfax County is not producing enough housing to close the existing housing gap and will not be able to meet future housing needs. The County would need to add 4,146 new units each year for 15 years to meet the 2032 target above, but the County issued building permits for only 3,720 units in 2004 at the height of building in the 1992-2016 period, before heading into the housing bubble. Without incentives or other changes that reduce the cost of building or removal of disincentives for building, the opportunity for the County to deliver more than 3,720 units in a single year seems unlikely.

These forecasts also suggest that over the next 15 years, there will be demand for 18,622 homes affordable to households with incomes below 80 percent of AMI (29.9% of total new homes needed). Given housing market conditions in the Washington DC region and in Fairfax County, it is challenging to build new housing with rents or prices that are affordable to households at this income range without some form of subsidy. There are several reasons why lower-cost housing isn't produced in our community:

- High costs of land and construction make it difficult to provide sufficient housing at more moderate prices and rents;
- Federal, state and local regulations add to the cost of building housing, and these added costs are passed along to residents in the form of higher rents and prices; and
- Opposition to new construction or increased density from existing Fairfax County residents results in too little housing being built, limiting supply and putting upward pressure on prices and rents.

The private market meets the demand for housing for higher-income households; however, housing for low-income households is difficult and expensive to provide. In order to develop new housing—or often to preserve existing housing—at rents or prices that are affordable to our community's low- and moderate-income residents and workers, it is necessary for there to be some type of subsidy, either a financial subsidy provided in the form of a low-interest loan, grant or tax credit, a subsidy in the form of reduced land costs, an incentive in the form of an increase in the allowable density, a reduction in development approval requirements—or all of the above.

<sup>B</sup> See Appendix for details on methodology.

## Strategies to Expand Housing Options in Fairfax County

In order to ensure that our community remains vibrant and diverse, and that our economy is strong and resilient, we must take action to ensure that there is enough housing—of the right types and at rents and prices that are affordable—to support growth in the County’s workforce and broader community, and that current and anticipated housing needs are met.

Fairfax County’s Housing Blueprint was a first step in achieving this vision, as it has focused affordable housing policies and resources on serving those with the greatest need, including homeless families and individuals, persons with special needs, and households with extremely low-incomes. The overarching principle of the Blueprint is that home affordability refers to a continuum of income and ability. The research and outreach conducted as a part of this strategic plan has re-affirmed this principle and the four main goals of the Blueprint:

1. To end homelessness in ten years;
2. To provide affordable housing options to special needs populations;
3. To meet the affordable housing needs of low-income working families; and
4. To increase workforce housing through creative partnerships and public policy

To meet the full range of housing needs in our community, and particularly the housing needs of individuals and families who earn below 80 percent of AMI, it will be necessary for the County, the Fairfax County Redevelopment and Housing Authority (FCRHA), non-profits, the faith community, and local businesses and employers to come together to find ways to help fill the gap between what it costs to build housing in our community and the prices and rents that our workers, seniors, vulnerable populations and others can afford.

In Fairfax County there already exists a range of policies, programs and partnerships designed to address the community’s needs as identified in the County’s Housing Blueprint<sup>9</sup>, examples of which include:

The infographic consists of four stacked rectangular boxes, each with a different background color and a title. Each box contains a list of bullet points representing specific strategies.

- TO END HOMELESSNESS IN TEN YEARS** (Dark Blue background)
  - Administering the Bridging Affordability Program
  - Providing a homeless preference in the FCRHA’s federal rental programs
- TO PROVIDE AFFORDABLE HOUSING OPTIONS TO SPECIAL NEEDS POPULATIONS** (Medium Blue background)
  - Facilitating home repairs for older individuals to help them stay in their residences
  - Providing affordable adult housing and assisted living facilities
  - Providing state-funded rental assistance to persons with developmental disabilities
  - Owning and managing 816 senior and specialized housing units
- TO MEET THE AFFORDABLE HOUSING NEEDS OF LOW-INCOME WORKING FAMILIES** (Light Blue background)
  - Assisting individuals in crisis, to ensure they can maintain their housing assistance
  - Owning and managing over 3,000 affordable multifamily rental units
- TO INCREASE WORKFORCE HOUSING THROUGH CREATIVE PARTNERSHIPS AND PUBLIC POLICY** (Teal background)
  - Fostering the creation of affordable and workforce units by non-profit and for-profit developers
  - Administering the First-Time Homebuyers Program to assist low- and moderate-income prospective buyers with information on homeownership and opportunities to meet with lenders

<sup>9</sup> The Housing Blueprint was created in the wake of the 2007 recession to focus affordable housing policies and resources on serving those with the greatest need, including homeless families and individual, persons with special needs, and households with extremely low-incomes.

Phase 1 of the Communitywide Housing Strategic Plan contains 25 specific strategies Fairfax County can take within one to two years and with no new additional public resources to begin to produce and preserve more affordable and workforce housing. However, it is clear that in the mid- and longer-term, new and substantial resources will be required to ensure that all County residents and workers who want to live in the County—including those with the lowest incomes and the most vulnerable economic situations—can have access to safe, stable and affordable housing. These Phase 1 strategies are intended to be adopted as a full package of actionable steps; will require inter-departmental coordination and participation from the business and non-profit communities; and will set the groundwork for longer-term, more comprehensive strategies that will be detailed in the forthcoming Phase 2 of the Plan.

## **A. Modernizing FCRHA/HCD Administration and Processes**

Within the Fairfax County Department of Housing and Community Development (HCD) and the Fairfax County Redevelopment and Housing Authority (FCRHA), there are opportunities to make existing processes more efficient and to use existing resources more innovatively to leverage partnerships, bringing non-local money to the County to support the development and preservation of housing. These recommendations involve modifications to existing procedures within HCD and the FCRHA, as well as a move towards re-positioning FCRHA assets to use them more efficiently.

### **A1. Streamline the Housing Blueprint Application Process to Better Align with the LIHTC Application Process.**

The Low Income Housing Tax Credit (LIHTC) program is the primary way that new affordable housing developments are financed and is a source of substantial non-local funding for new and preserved housing in Fairfax County. With small changes to its Housing Blueprint application process and with increased communication with the developer community, the County/FCRHA-supported projects can be better able to compete for LIHTC dollars to support the development of housing for low- and moderate-income working families in the County.

**A2. Maximize the Potential of FCRHA-Owned Properties.** The FCRHA has significant resources in terms of the land and properties it owns. While not all FCRHA assets can or should be re-positioned, the FCRHA should continue to evaluate which sites have the greatest potential for development/redevelopment at higher densities and with non-profit and for-profit developer partners. Potential redevelopment and expansion of FCRHA-owned properties offers opportunities for innovative public-private partnerships.

**A3. Plan for Reinvestment of Savings from the Refinancing and/or Maturing of Debt Service of Wedgewood and Crescent Properties.** As refinancing opportunities become available and/or the debt service on these properties is paid down, a strategy should be developed to determine how to reallocate eventual savings for other affordable housing priorities. Currently, nearly half of the amount in the County's Affordable Housing Fund ("Penny Fund") are allocated for debt service on Wedgewood and Crescent.

**A4. Develop a Plan to Expand Use of FCRHA Bonds.** The FCRHA has the authority to issue bonds to support the development and preservation of affordable housing. The FCRHA should create a more aggressive outreach program to better publicize FCRHA bond financing to support the goals of the community.

**A5. Examine the FCRHA's Deep Subsidy Programs to Better Align Resources to Serve Those Most in Need.** As federal resources remain constrained, it is important that the County is directing those resources to meet its overarching principles of ensuring a continuum of housing and to serve residents with the greatest needs. The FCRHA should review existing Federal housing preferences and evaluate how well existing programs meet residents' needs.

**A6. Incorporate the One Fairfax Policy into the FCRHA's Policymaking Process.** *One Fairfax* commits the County and Schools to intentionally consider equity when making policies or delivering programs and services. As part of the FCRHA's regular consideration of policy and funding decisions, develop an equity lens that enables staff to evaluate how its recommendations meet the vision of *One Fairfax*.

## **B. Land Use and Zoning Tools**

There are many ways in which changes to land use or zoning, or new approaches to uses on certain types of land, could significantly increase the supply and availability of housing affordable to the Fairfax County workforce. The County is currently undertaking a comprehensive update of its Zoning Ordinance and there are also planning efforts underway for particular neighborhoods in the County (e.g. the Route 1 corridor). These recommendations build off the County's current and recent land use and zoning studies, and go further to identify ways to use land more creatively to build partnerships and expand housing options.

### **B1. Update the Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU)**

**Programs.** Both the ADU and WDU programs have been effective at generating new affordable housing in Fairfax County. However, there is a need for updating and revising both programs to respond to housing needs and current market conditions. As part of the Zoning Ordinance update, the County should work with a comprehensive group of stakeholders to make improvements to the ADU and WDU programs.

### **B2. Create Guidelines for Adaptive Reuse of Commercial Space for Affordable Housing.**

Housing created through the reuse of commercial buildings, or through the use of land currently zoned for commercial uses, can create more opportunities for mixed-income housing. The County should build off of the recommendations from the Office Building Repositioning and Repurposing Task Force and move forward to develop policy direction and a pilot for creating new housing options through adaptive reuse.

**B3. Develop a Preservation Strategy.** Preserving existing subsidized and "market affordable" housing is vital to meeting the needs of low- and moderate-income individuals and families. The County should develop a comprehensive strategy that includes principles and guidelines around affordable housing preservation.

### **B4. Streamline the Process for Public-Private Partnerships that Make Use of Publicly-Owned**

**Land.** Making vacant or underutilized publicly-owned land available for affordable and mixed-income housing is an important way to expand housing options without direct public financial subsidy. These public land projects necessarily involve public-private partnerships. The County should review the Public Private Education and Infrastructure Act (PPEA) framework and consider moving to a more streamlined process for public land projects that involve affordable housing.

### **B5. Incorporate Guidelines for Public Land into the Capital Improvement Program(CIP)**

**Process.** Co-locating housing with new and/or redeveloped public facilities is an effective way to create affordable housing options in mixed-use settings. The County's CIP process should be amended so an assessment of the appropriateness of co-locating housing is done in all projects involving building new public facilities or redeveloping existing facilities.

**B6. Modify the Accessory Dwelling Unit Policy.** Within the larger Zoning Ordinance update, the County should review the current requirements for creating accessory units. Working with a broad set of stakeholders, improve the accessory dwelling unit requirements to allow for the creation of more accessory units.



**B7. Explore Zoning Districts that Allow for “Missing Middle” Housing.** As part of the Zoning Ordinance update, identify zoning districts where flexibility in housing types would be appropriate. “Missing middle” refers to a range of multi-unit or clustered housing types (e.g., duplexes, triplexes, etc.) compatible in scale with single-family homes that help meet the growing demand for walkable urban living. Review other local jurisdictions’ policies on “missing middle” housing and explore options for Fairfax County.

**B8. Integration with the Zoning Ordinance Modernization Project.** In 2017 the Office of Community Revitalization and the Department of Planning and Zoning initiated an effort to modernize the County’s Zoning Ordinance to restructure it to make it more user friendly, and to prioritize key amendments for updating the Ordinance. Changes to the Ordinance might affect the ability to develop certain types of housing in specified areas of the County, and improvements to the Ordinance could enable more innovative housing preservation and development opportunities. The County should ensure that the preservation and development of affordable housing is considered during each relevant phase of the Zoning Ordinance Modernization process.

## C. Funding Sources and Uses

While the short-term strategies presented in this report do not include recommendations for dedicated funding for housing, it will be important in the mid- and longer-term to identify new resources to support housing development and preservation. In the short-term, there are ways the County and the FCRHA can deploy their existing resources more efficiently and to explore ways to shift certain resources to be used for those most in need. At the same time, the County should be planning for ways to identify new resources to support the development and preservation of affordable and workforce housing.

**C1. Preserve Existing Affordable Housing Resources.** Currently, Fairfax County has several resources that are dedicated to the acquisition and preservation of affordable housing, including the Housing Trust Fund and the Penny for Affordable Housing Fund. These are critical, local funding streams that allow Fairfax County to provide capital funding to private and nonprofit affordable housing developers. Given the expected demand for price-appropriate housing as the population of Fairfax County continues to increase, these resources must be maintained at current levels and should be considered for further expansion.

**C2. Create Guidelines for the Tysons Housing Fund.** The Tysons Plan recommended contributions from commercial development to a housing trust fund which would be dedicated to supporting affordable and workforce housing options in Tysons. The County should formalize guidelines for the use for these funds to ensure that they are used as efficiently as possible to serve low- and moderate-income workers in the Tysons area.

**C3. Assess a Commercial Contribution Policy.** The link between job growth and housing availability and affordability is clear. Commercial contributions to the Affordable Housing Fund can be an efficient way for employers to support housing development that benefits the workforce. The County should assess its current policy of commercial contributions and re-visit the countywide commercial linkage policy in transit-oriented development areas to determine whether a new commercial contribution policy should be adopted.

**C4. Explore Using Existing Tax Incremental Financing (TIF) Policies to Promote Housing Affordability.** TIF allocates future increases in property taxes from a designated area to pay for improvements within that area, which could include affordable housing. Explore the use of the county's existing authority to implement TIF and associated policies as a means to promote affordable housing development and preservation.

**C5. Dedicate Resources to Expand the Scope of Local Rental Housing Subsidy.** With the decline in Federal housing resources and, in particular, with insufficient Federal commitment to the Housing Choice Voucher program, Fairfax County needs to expand the scope of its local rental housing subsidy program, known as Bridging Affordability, to assist its lowest-income families find housing they can afford. The Bridging Affordability program should be re-focused on meeting the needs of people with disabilities and other special needs (including victims of domestic violence, and those experiencing homelessness) and should allow for "project basing" of subsidies in affordable rental units.

**C6. Provide Downpayment and Closing Cost Assistance.** Use proceeds from the sale of ADUs that are currently contributing to the Affordable Housing Fund to expand assistance to moderate-income first-time homebuyers in the County. In addition, look for ways to partner with County employers to expand employer downpayment assistance programs.

**C7. Review Options for Restructuring the County's Housing Trust Fund.** Evaluate the structure of the Housing Trust Fund in light of the processes, funding and procedures of local trust funds in neighboring and comparable communities. Develop a plan for moving forward on changes that will create an efficient and effective trust fund.

## D. Housing for Vulnerable Populations

As part of its commitment to ensuring that Fairfax County has a continuum of housing options, the community will continue to work to make affordable and accessible housing options available for persons with disabilities, seniors, and extremely low-income individuals and families, including those at risk of or transitioning from homelessness.

**D1. Expand Access to Housing Options for Persons with Special Needs.** Finding affordable, appropriate housing is a particular challenge in Fairfax County for persons with special needs, many of whom are in some type of crisis (including victims of domestic violence, and those experiencing homelessness) or have a disability that prevents them from attaining full employment. The County should make efficient use of existing resources to create housing options, including transitional housing where appropriate, and should develop a plan with partners, such as the Governing Board of the Fairfax-Falls Church Partnership to Prevent and End Homelessness for connecting individuals with affordable and appropriate housing.

**D2. Support Aging in Place.** The vast majority of older adults would prefer to age in their homes. However, it can be increasingly challenging to maintain a home as mobility declines. Property taxes can also make staying in a home unaffordable. The County should support programs and services to help enable seniors to remain in their homes by providing education and outreach to residents and connecting residents with existing privately-run programs.

**D3. Facilitate Opportunities for Faith Communities to Develop Affordable Housing.** Houses of worship in Fairfax County—including churches, temples, synagogues and mosques—often have underutilized land that could be appropriate for housing, particularly housing for vulnerable populations. Working with regional partners, the County should increase education and awareness about opportunities for housing development on land owned by faith communities, and connect these communities with available technical and financial assistance.

**D4. Continue to Address the Efficiency of Fairfax County's Existing Homeless and Housing Supports Networks.** As the Office to Prevent and End Homelessness works with its Governing Board and community to establish new goals, and as the 10 Year Plan comes to an end, a broader focus on housing for all will be established in the Health and Human Services system. This focus will include housing for homeless, mental health and domestic violence. It is clear that additional housing resources are needed that provide solutions to some of our most vulnerable residents.



## FUTURE HOUSING NEEDS APPENDIX

### Estimates of Numeric Targets

A key component of the Communitywide Housing Strategic Plan is to develop short-term and long-term numeric targets for housing. These targets are designed to be consistent with the goals identified in the Housing Blueprint and the Strategic Plan for Economic Success, and build off of existing population, housing and employment forecasts that have been completed by the County and the George Mason University Center for Regional Analysis (GMU). The short-term (i.e. annual) numeric targets are intended to replace the annual targets that are part of the current Blueprint for Housing. As part of the Strategic Plan, specific and actionable strategies, along with funding sources, will be developed and will be tied directly to these numeric targets.

#### Overall Household Growth and Housing Needs

- Over the next 15 years, between 2017 and 2032, the County is expected to add 62,185 households, reflecting an annual growth rate of 1.0%. These are household projections based on the County's analysis of recent growth and the capacity for residential development based on current land use and zoning. Between 2000 and 2016, the County added households at an annual rate of 0.9% which means that the County is forecasting a slight acceleration in household growth over the next 15 years, with somewhat slower growth in the first five-year period and somewhat faster growth in the 10-year and 15-year period.
- Over the next 15 years, the County will add households all along the income spectrum. Based on forecasts of housing demand produced by GMU, between 2017 and 2032, the County is expected to add:
  - 4,591 extremely low income households (income <30% AMI)
  - 8,443 very low income households (30-50% AMI)
  - 5,588 low income households (50-80% AMI)
  - 9,048 moderate income households (80-100% AMI)
  - 11,929 households with incomes between 100 and 120% AMI
  - 22,585 households with incomes above 120% AMI
- These forecasts suggest that over the next 15 years, there will be demand for:
  - 18,622 homes affordable to households with incomes **below 80% AMI** (29.9% of total new homes needed)
  - 39,600 homes affordable to households with income **below 120% AMI** (63.7% of total new homes needed)

**5-10-15 Year Numeric Targets based on Household Income and Other Characteristics**

	2017 (est.)	2022	2027	2032
Total Households	405,161	420,917	444,266	467,346
Household Income				
EU (<30% AMI)	34,741	35,782	37,589	39,332
VU (30-50% AMI)	31,107	33,050	36,280	39,550
U (50-80% AMI)	55,828	57,052	59,280	61,416
M (80-100% AMI)	42,161	44,395	47,810	51,209
100-120% AMI	38,986	41,855	46,330	50,915
120+ % AMI	202,338	208,783	216,978	224,923

**1-Year Targets – Housing Needed to Serve Expected Households in 2017-2018**

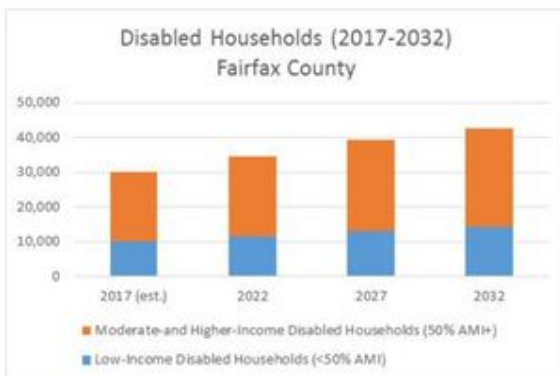
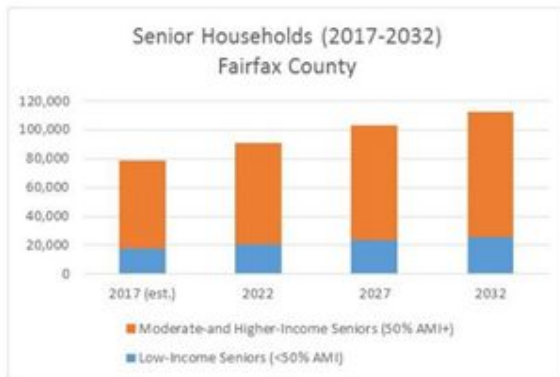
Total Housing Units to Accommodate Household Growth	3,151
Affordable to:	
EU (<30% AMI)	208
VU (30-50% AMI)	389
U (50-80% AMI)	245
M (80-100% AMI)	447
100-120% AMI	574
120+ % AMI	1,289

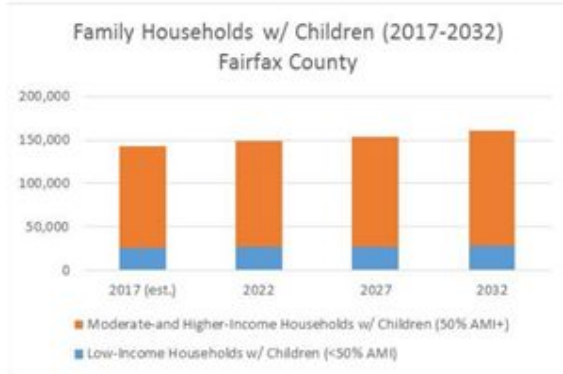
As a result of the growing population and changing demographics, the characteristics of households in Fairfax County—and their housing needs—will change over the 15-year period.

Key Changes to Household Characteristics

- In 2017, senior households (age 65+) make up an estimated 19.5 percent of all households in the County. By 2032, it is expected that 24.0 percent of households will be age 65 or older. It is estimated that 22.8 percent of senior households in Fairfax County will be low-income households.
- In 2017, households with a disabled member (including individuals with a physical or intellectual disability) make up an estimated 7.4 percent of all households. By 2032, it is expected that 9.1 percent of Fairfax County households will include a disabled individual.
- In 2017, it is estimated that families with children make up 35.4 percent of all households in the County. By 2032, it is expected that families with children will comprise 34.4 percent of County households.

[See charts below.]





#### Methodology for Developing Numeric Targets

1. The overall 2017, 2022, 2027 and 2032 household counts are from the County's January 2016 population and household forecasts obtained from Anne Cahill.

2. The estimates of household income for 2017 are estimated based on our analysis of the 2012-2014 American Community Survey public use microdata (PUMS). Using income data from the ACS microdata along with income limits from HUD, we estimated that percentage of households in 2012-2014 that would fall in the income categories specified. We then applied those percentages to the 2017 total household figure, assuming that the income distribution was unchanged between 2012/2014 and 2017.

The forecasts of households by income group for 2022, 2027 and 2032 are based loosely on the [recent housing demand forecasts](#) produced by GMU. The GMU forecasts include estimates of household growth between 2011 and 2023 by income group. These forecasts are based on an analysis of regional employment growth, wage distribution, workers per household, trends in the non-working population, among other factors. For these numeric targets, we examined GMU's expected annual percentage change in households by income groups for Fairfax County between 2011 and 2023. We adjusted GMU's annual percent changes based on the County's overall forecasts. The County's forecasts suggest overall households will grow at an average annual rate of 1.0% between 2017 and 2022, while GMU is forecasting an annual percent change of 0.8%. Therefore, we adjust slightly upward the growth rates for each of the income categories to reflect that slightly faster growth.

GMU only forecasts out to 2023. We assume the same annual growth rates for the 2022-2027 and 2027-2032 periods, as a simplifying assumption.

3. The 2017 senior households are based on analysis of the 2015 American Community Survey data. In 2015, the ACS estimates that 19.5% of households in Fairfax County are headed by someone age 65 or older. We assume that 19.5% of the 2017 total households are therefore headed by someone age 65 or older.

The data on lower income senior households (<60% AMI) are based on analysis of the 2012-2014 ACS microdata. We assumed that the share of senior households that have incomes below 60% AMI is the same in 2017 that it was in 2012/2014.

The forecasts of senior households are based on the County's forecasts of population by age. We examined the annual percent change in the 65+ population between 2016-2020, 2020-2025, 2025-2030, and 2030-2035. We used these annual percent changes in the population age 65+ to estimate the number of senior households in 2022, 2027 and 2032. We assume the same share of senior households would have incomes below 60% AMI in the future as they do in 2017, as a simplifying assumption.

4. The 2017 disabled households are based on estimates from the 2015 ACS of the percentage of the total population that is disabled. In 2015, 7.4% of the Fairfax County population had at least one disability. We assumed that 7.4% of all households in 2017 had a person with a disability. This may understate the number of households with a person with a disability if disabled persons are more likely to live alone. We used data from the 2012-2014 ACS microdata to estimate the share of disabled persons living in households with incomes less than 60% AMI and applied that share to the 2017 households.

To forecast the number of households with a disabled person, we assume the same growth rates that we used for the senior household forecasts. The aging of the population is a primary driver of the growth of the disabled population and seemed like a reasonable approach to estimating the growth of the disabled household population.



5. The number of families with children is actually the total number of households with related children, by definition in the ACS. We used data from the 2015 ACS to estimate the share of households that included related children and we applied that share to the 2017 households. So, according to the 2015 ACS, 35.4% of all households in Fairfax County included children. We assumed that 35.4% of 2017 households would also be households with children.

To forecast the number of households with children, we used the County's forecasts by age and assumed that the number of households with children would increase at the same rate as the under 15 population. This method could overstate/understate the growth in the number of households with children if family sizes increase/decrease notably over time.

6. Finally, the number of homeless individuals in 2017 is based on the 2016 point in time (PIT) count. The 2017 PIT count should be available, so we can update this data with new information. The target related to homelessness is based on the target specified in the FY2017 Blueprint.



# **Affordable Housing Resources Panel**

Recommendations to the Fairfax County Board of Supervisors

March 12, 2019



## Affordable Housing Resources Panel

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John Boylan  
Carol Bradley  
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John Payne  
Soledad Portilla  
Carmen Romero  
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Tim Thompson  
Mark Viani  
Kerrie Wilson

**RECOMMENDATIONS OF THE AFFORDABLE HOUSING RESOURCES PANEL  
Presented to the Board of Supervisors' Budget Committee on March 12, 2019**

**OVERVIEW**

In 2016, the Fairfax County Board of Supervisors (the Board) requested the development of a strategic plan for housing that would reflect the needs of the community, identify ways to meet future demand, and support economic growth. Based on this charge, the Communitywide Housing Strategic Plan (the Plan) was developed in two phases. Phase 1, created with oversight from the Affordable Housing Advisory Committee, identifies 25 specific strategies that can be implemented in the near future to strengthen the production and preservation of affordable and workforce housing (see Appendix 1). Phase 2 of the Plan, launched in the fall of 2018 and summarized in this document, outlines goals and long-term implementation strategies to build and preserve affordable housing which rely on additional resources for implementation.

To help guide the development of Phase 2 of the Plan, the Board appointed members to the Affordable Housing Resources Panel (AHRP). The AHRP was comprised of representatives from the nonprofit, private and public sectors and was charged with: 1) identifying a numeric goal of the number of housing units, affordable to households earning 60 percent or less of the Area Median Income (AMI), that should be preserved and developed over the next 15 years; and 2) developing recommendations on the resource investments needed to meet this numeric housing goal. The AHRP met monthly from October 2018 to February 2019 and was asked to submit recommendations to the Board in time for consideration of the Fiscal Year 2020 budget cycle, as part of the budget guidance.

Recommendations developed by the AHRP are organized under five strategic categories:

- Need, new production goals, and resources
- Preservation of affordable housing units
- Land use policies and regulations
- Institutional capacity
- Community awareness and legislative priorities

It is important to recognize that recommendations included in Phase 2 of the Plan were developed in conjunction with other community-led initiatives, including the Embark Richmond Highway Housing Advisory Group and the recommendations included in Phase 1 of the Plan. Of critical importance to achieving the housing goal recommended by the AHRP is the implementation of the One Fairfax policy, an overarching approach to ensure an inclusive community for all residents, and inclusion of affordable housing as a core component in Fairfax County's upcoming Countywide Strategic Plan. While the AHRP was not specifically charged with reviewing land use policies and regulations, these topics were discussed and are included in the Phase 2 recommendations as they are fundamental to addressing the shortage of affordable housing units in Fairfax County over the long term.

Finally, this report is born of the recognition that housing – affordable, inclusive housing – must truly be a top priority for Fairfax County, along with education, public safety and transportation. Like these other essential priorities, a healthy and inclusive housing market in Fairfax County will require sustained investment of public and private resources, innovation, and strong community engagement.

## THE RECOMMENDATIONS

### STRATEGIC CATEGORY ONE: NEED, NEW PRODUCTION GOALS, AND RESOURCES

#### The Headlines

- AHRP recommends a goal of producing a minimum of 5,000 new homes, as a floor, affordable to households earning up to 60 percent of the Area Median Income (AMI) over the next fifteen years
- AHRP recommends that the Board of Supervisors commit the equivalent of an additional penny on the real estate tax rate to support this production, starting in FY 2021

**Behind the headlines:** Phase I of the Communitywide Housing Strategic Plan identified the need for approximately 15,000 additional homes, affordable to households earning up to 60 percent of the Area Median Income (AMI) over the next 15 years, based on projected job and population growth in the county. Since its inception in the fall of 2018, the AHRP worked on strategies to address this need. Given the high cost of housing production in the county and recognizing the fiscal constraints, the AHRP agreed to recommend a goal of 5,000 new units, affordable to those at 60 percent or less of AMI, over the next 15 years. The AHRP also agreed that this goal is a “floor, not a ceiling” to be supplemented with additional financing mechanisms and tools to potentially increase the new production of affordable units above the goal of 5,000 units, with the aspiration of fulfilling the demand of 15,000 units.

The AHRP makes the following recommendations regarding resourcing and producing at least 5,000 new units, affordable at 60 percent or less of AMI, over the next 15 years (“5k by 15”):

- **Primary Recommendation: Increase the “Penny for Affordable Housing Fund” by the equivalent of one additional cent on the real estate tax rate (in addition to the current half penny).**  
Currently, the Board dedicates revenue commensurate with the value of one-half cent from the Real Estate tax rate to the fund, which equates to \$12.2 million in FY 2019. If enacted, the additional full penny would equate to approximately \$24.4 million (in current dollars) on an annual basis for the development of new affordable housing. The AHRP recommends the following conditions on the use of this revenue:
  - Funds must be used for capital purposes to support the creation of new homes that are affordable
  - Funds should be used primarily as Fairfax County Redevelopment and Housing Authority (FCRHA) loans for the private sector (for profit/nonprofit organizations), similar to how loans are made through the current Housing Blueprint funding process through the Affordable Housing Partnership Program (AHPP) platform.
  - Projects funded with these resources will be consistent with the goals of the Housing Blueprint; priority should be given to projects that incorporate housing opportunities for individuals emerging from homelessness and/or people with other special needs. Realizing that serving these categories requires more deeply subsidized units, opportunities to pair new development with project-based subsidies, such as federal Housing Choice Vouchers will be pursued.

- Funds will only be used directly by the FCRHA, for FCRHA projects, under the following conditions:
  - For acquisition/new construction housing for seniors and persons with special needs.
  - For acquisition of land for the purposes of facilitating a public/private partnership project such as North Hill, Residences at the Government Center, and The Fallstead.
  - For housing projects that are identified as a priority by the Board of Supervisors
- **Other critical recommendations:**
  - **Proactively identify opportunities to co-locate affordable housing with bond-funded county capital facilities:** The County should identify further opportunities, similar to the new Bailey's shelter, to co-locate affordable housing with bond-funded county capital facilities. As with the Bailey's shelter example, such opportunities are important to provide housing for vulnerable populations requiring permanent supportive housing. Opportunities for co-location with Fairfax County facilities should also be explored.
  - **Consider a countywide proffer policy on commercial contributions that are used for affordable housing production.** This recommendation prioritizes Strategy C3 in Phase 1 of the Communitywide Housing Strategic Plan, which calls for Fairfax County to assess its current policy for commercial contributions and re-visit the issue of a countywide commercial linkage policy. The AHRP recommends that staff explore a commercial linkage policy on a countywide basis, and that such policy consider and account for the unique investment needs of the county's revitalization areas.
  - **Consider a policy directing the buyouts from ADUs and WDUs be used to support the production of new affordable housing units.** This recommendation identifies an opportunity to ensure that any developer buyouts from Affordable Dwelling Units and Workforce Dwelling Unit obligations, which currently go into the Housing Trust Fund, be specifically directed to new housing production. Currently, proceeds from any buyouts may be used for a variety of eligible capital activities, including preservation and renovation of affordable housing properties, including those owned by the FCRHA. Consider changes to the baseline requirements in the ADU program, relative to applicability.
  - **Redirect funds from the Housing Trust Fund into new production.** This recommendation prioritizes Strategy C7 in Phase 1 of the Communitywide Housing Strategic Plan, which calls for Fairfax County to review option for restructuring the Housing Trust Fund (HTF). Currently, the HTF prioritizes several different types of projects; this recommendation calls for the Board to focus this funding entirely on the production of new affordable housing.

- Consider using the County's Economic Development Support Fund/Economic Opportunity Reserve to finance fees related to regulatory requirements and possibly other pre-development activities. In FY 2016, the Board directed staff to develop an Economic Development Support Fund (EDSF) to facilitate investments from the Economic Opportunity Reserve. It is recommended that the Board consider allowing the EDSF to provide loans through the FCRHA to finance development fees and other predevelopment costs which may prevent the county's development partners from pursuing an otherwise attractive affordable housing development opportunity. These funds could be made available through the FCRHA's already-existing Affordable Housing Partnership Program (AHPP) apparatus established by the FCRHA for the use of the Penny for Affordable Housing fund. The AHPP has the capacity to provide predevelopment loans, but has not had a source of capital to do so for several years. The EDSF presents such an opportunity.
- Proactively attract private capital for the development of affordable housing. As opportunities arise, the county should take advantage of programs or mechanisms for attracting private capital for affordable housing development, such as Opportunity Zones and tax-credit equity.
- Explore nonprofit developer tax relief from real estate taxes. Nonprofit developers, when assessing the practicalities of individual affordable housing projects, must account for real estate taxes. The county should explore the possibility of relief from these taxes for nonprofit developers and potentially their partners, so they can use those savings to provide for a higher number of affordable units per project.

**STRATEGIC CATEGORY TWO: PRESERVATION OF EXISTING AFFORDABLE UNITS**

**The Headlines**

- *The AHRP recommends aspiring to achieve no net loss of "market affordable" rental apartments*
- *The AHRP recommends committing the existing "half penny" with a priority for preservation projects*

**Behind the headlines:** According to research conducted by the Virginia Center for Housing Research at Virginia Tech, as of December 2018, there are approximately 9,500 housing units in Fairfax County that are considered "market affordable." For the purpose of this document, "market affordable" means apartments in rental complexes that are affordable to households earning 60 percent of AMI and below, and which are not subsidized or otherwise subject to rent restrictions.

The AHRP makes the following recommendations regarding the preservation of existing units that are affordable to households earning 60 percent or less of AMI:

- Reaffirm the commitment to no net loss of existing market affordable units in Fairfax County.  
The county's stock of "market affordable" rental homes is facing three critical pressures:

- 1) Redevelopment of older apartment complexes;
- 2) The renovation and/or "repositioning" of previously affordable properties, and, most significantly,
- 3) Incomes are not able to keep pace with the increases in rent.

It is recommended that the Board adopt a principle that, to the extent feasible, there should be **no net loss of market affordable housing units in the county**, recognizing that the preservation of these resources can take many forms that commit them as affordable. Preservation can include: the preservation and renovation of an existing development, the provision of replacement units, and other options. The Board should commit to preserving or replacing as many of the 9,500 market affordable units as is feasible, and direct staff to track the status of the county's market affordable rental complexes and report to the Board on a regular basis.

- Prioritize the current funding of a "half penny" in the Penny for Affordable Housing Fund to support preservation. As previously described, the Board currently dedicates revenue commensurate with the value of one-half cent from the Real Estate tax rate to the Penny for Affordable Housing Fund. The Board should commit that this revenue, currently valued at approximately \$12.5 million per year, will be used to support efforts to preserve affordable housing similar to how the FCRHA preserved units at the Parkwood and Huntington Gardens projects. These funds would be provided in the form of loans through the FCRHA. The use of this funding should be opportunity driven and made available on a "rolling" basis through the AHPP platform, as was the case with the original allocations of the Penny for Affordable Housing fund.

### STRATEGIC CATEGORY THREE: LAND USE POLICIES AND REGULATIONS

#### The Headlines

- ***AHRP recommends that the development of a package of innovative land use policies be developed to further facilitate the development of affordable housing beyond the "floor" of 5,000 units***
- ***The land use package should be a top priority of the new Deputy County Executive for Planning and Development***
- ***AHRP-developed menu of land use options recommended for consideration by staff***

**Behind the headlines:** Although it was not charged by the Board to provide recommendations on land use policies and regulations, the AHRP strongly feels that affordable housing should be considered a top



priority relative to land use planning. **AHRP recommends that the Board direct county staff to develop a package of innovative land use policies to further facilitate the development of affordable housing beyond the stated goal of 5,000 units.** The Board should further identify as a top priority of the new Deputy County Executive (overseeing land development services and planning and zoning) the development and implementation of a package of such policies. Implementation of some of these policies could be effectuated through a concerted effort, led by the new Deputy County Executive, to modernize the Housing Policy Plan in Fairfax County's Comprehensive Plan. The suggested menu of options for consideration includes:

- A regulatory toolbox, including items such as flexibility in parking regulations, decreased processing time, moderation and/or bonding of development fees.
- A land use toolbox, including items such as:
  - *Recommendations of the Affordable Housing Advisory Committee's (AHAC) Land Use Work Group* – In March 2017, AHAC's Land Use Work Group issued high-level recommendations that are intended to assist the county in meeting the needs for affordable housing opportunities (see Appendix 2).
  - *Exploring a transfer of development rights program to facilitate the preservation and development of new affordable housing* – Transferable development rights are those which can be voluntarily transferred or sold by respective landowners from their land to any other developer who can use these rights to increase the density of development at another agreed upon location.
  - *Bonus density and height exceptions* – Incentives such as density bonuses and height exceptions have been successful regulatory and policy tools. Staff should evaluate existing density bonus provisions and pursue identifying potential new programs to account for the replacement of affordable housing to potentially include discounting such housing from density calculations that are near Metro stations.
  - *Decreased parking expectations for affordable housing developments* – The county should explore reduced parking for affordable housing developments, or providing an incentive to produce more affordable housing in exchange for parking reductions. As an alternative, the county may wish to consider a sliding scale depending on a development's proximity to a Metro station.
  - *Tax Increment Financing to offset infrastructure and other development costs* – Tax Increment Financing allocates future increases in property taxes from a designated area to pay for public improvements within that area. These improvements could include affordable housing as part of a larger development effort.
  - *Partnerships with houses of worship* – Houses of worship often have underutilized land that could be appropriate for housing, particularly housing for vulnerable populations. Working with regional partners, the county should increase education and awareness about opportunities for housing development on land owned by faith communities, and connect these communities with available technical and financial assistance.

#### STRATEGIC CATEGORY FOUR: INSTITUTIONAL CAPACITY

##### The Headlines

- *The AHRP recommends that the Board evaluate the personnel capacity of the county's regulatory agencies relative to affordable housing, and make specific new investments in the Department of Housing and Community Development*

**Behind the headlines:** The AHRP recognizes that more institutional capacity is needed within the county's agencies that support the creation of affordable housing at the level required to meet and exceed the recommended goal of 5,000 new units in fifteen years. This will be particularly true if the county increases the Penny for Affordable Housing Fund. **The AHRP makes the following recommendations regarding institutional capacity within the county's workforce:**

- Evaluate the need for additional investment in the personnel capacity of the county's regulatory agencies to assist affordable housing land use policy and regulatory issues.
- Commit to an investment in personnel capacity in the Department of Housing and Community Development (HCD) to provide funding for at least three positions that will provide additional coordination, expertise/capacity in development, preservation and sustainability. Positions would be supported by General Funds at approximately \$375,000 per year. These resources would establish 1) a "housing in all policies" manager to coordinate with the county's planning and regulatory/development agencies in a manner similar to the Health In All Policies manager at the Health Department, and 2) create additional staff capacity within HCD to administer existing programs. These dedicated resources are especially important given the expectation of new production, the complexity of the issues and the types of skills necessary to achieve the goals.

#### STRATEGIC CATEGORY FIVE: COMMUNITY AWARENESS AND LEGISLATIVE PRIORITIES

##### The Headlines

- *The AHRP recommends that the Board ensure that affordable housing has a prominent place in its annual legislative program, and continues to be a focus of the county's federal legislative efforts*
- *The AHRP also recognizes that community awareness of and support for housing affordability is essential to sustained success*

**Behind the headlines:** As evidenced by the development of the Communitywide Housing Strategic Plan, the Board has demonstrated its commitment and understanding that affordable housing is critical to economic development, family self-sufficiency, and the success of all children in Fairfax County. The AHRP calls for the Board to continue to elevate this issue – legislatively, economically, and across all industry sectors. For example, legislation that promotes affordable housing (e.g., exploring the implementation of authorizing legislation relative to development fees) should be a key focus of the

Board of Supervisors, as should actively pursuing affordable housing funding opportunities and supporting legislation opportunities that preserve or enhance the Board's local land use authority. The Virginia General Assembly should be encouraged to make efforts to provide more funding (e.g., increasing its allocation to the Housing Trust Fund) and allow local jurisdictions more revenue authority and flexibility in order to better address critical needs such as affordable housing. Therefore, affordable housing should be even more prominently featured as a priority in the Board's annual state legislative program.

We, as a community, also learned during the recent federal shutdown that our ability to deliver housing supports to the most vulnerable individuals and families in the county are deeply dependent on the continued availability of federal housing resources. The county should continually emphasize the importance of the federal programs that we use so effectively in our community with our federal elected officials, and help them advocate for more resources. These federal programs, including but not limited to Housing Choice Vouchers, the Continuum of Care, Emergency Solutions Grant, Community Development Block Grant, and HOME, all help make our community more livable for the most vulnerable among us.

The Board must also ensure that that the progress on these issues is tracked and reported regularly, to ensure continued community engagement in this issue. The AHRP recommends that staff develop a "dashboard" that provides a high-level summary of progress on these recommendations. The dashboard should also be used for the 25 strategies that were developed in Phase 1 of the Communitywide Housing Strategic Plan, which must not be forgotten (The Phase 1 Report is included as an Appendix to this document). It is also recommended that the Affordable Housing Advisory Committee (AHAC) be reconstituted and charged with monitoring progress and providing advice as these issues move forward, and that the AHRP (or a group like it) be reconvened in five years to reassess the recommendations in this report.

Finally, the AHRP recognizes that local government cannot solve this issue on its own. Our residents, and the business, faith, and nonprofit communities must come together to meet and exceed the "5k by 15" goal. Concerted efforts must be undertaken to bring all parties to the table. By adopting the recommendations made by the AHRP, Fairfax County is leading the way. The Board must ensure that we are leveraging current investments, helping our taxpayers and the business community understand the economic development advantages of affordable housing development, and working hand-in-hand with nonprofit partners to create an environment where all households can live and work in Fairfax County.

*Fairfax County Redevelopment and Housing Authority  
and  
Department of Housing and Community  
Development*

Strategic Plan for FY 2024

Adopted February 23, 2023



<http://www.fairfaxcounty.gov/housing/data/strategic-plan>  
A publication of the Fairfax County Redevelopment and Housing Authority



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## **Fairfax County Redevelopment and Housing Authority Commissioners**

*(As of February 2023)*

C. Melissa McKenna, Chairman

Lenore Stanton, Vice Chair

Staci Alexander

Broderick Dunn

Kenneth Feng

Richard Kennedy

Elisabeth Lardner

Roderick Maribojoc

Nicholas McCoy

Kristen Robinson

Rod Solomon

## **Department of Housing and Community Development**

Thomas Fleetwood, Director

Amy Ginger, Deputy Director, Operations

Anna Shapiro, Deputy Director, Real Estate, Finance and Development

Tom Barnett, Deputy Director, Office to Prevent and End Homelessness

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Peggy Gregory

Margaret Johnson

Diana Pina

Vincent Rogers

Meghan Van Dam

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## Fairfax County Vision: Core Purpose and Elements

To protect and enrich the quality of life for the people, neighborhoods, and diverse communities of Fairfax County by:



**Maintaining Safe and Caring Communities:** The needs of a diverse and growing community are met through innovative public safety, health care, housing, educational, recreational, and volunteer opportunities. As a result, residents feel safe and secure, capable of accessing the range of services and opportunities they need and are willing and able to give back to their community.



**Practicing Environmental Stewardship:** Local government, businesses, community organizations, and residents seek ways to use all resources wisely and to protect and enhance the County's natural environment and open space. As a result, residents feel good about their quality of life and embrace environmental stewardship as a personal and shared responsibility.



**Building Livable Spaces:** Distinctive and accessible town centers, neighborhoods, streets, walkways, and open spaces create a sense of place -- reflecting the character, history, and natural environment of the community. As a result, people throughout the community feel they have unique and desirable places to live, work, shop, play, and connect with others.



**Maintaining Healthy Economies:** Investments in the work force, jobs, institutions, and community infrastructure support a diverse and thriving economy. As a result, individuals are able to meet their needs and have the opportunity to grow and develop their talent and income according to their potential.



**Connecting People and Places:** Transportation, technology, information, and partnerships effectively and efficiently connect people and ideas. As a result, people feel a part of their community and have the ability to access places and resources in a timely, safe, and convenient manner.



**Creating a Culture of Engagement:** Individuals enhance community life by participating in and supporting civic groups, discussion groups, public-private partnerships, and other activities that seek to understand and address community needs and opportunities. As a result, residents feel they can make a difference and work in partnership with others to understand and address pressing public issues.



**Corporate Stewardship:** Fairfax County Government is accessible, responsible and accountable. As a result, actions are responsive, providing superior customer service and reflecting sound management of County resources and assets.

## Fairfax County Redevelopment and Housing Authority (FCRHA) Mission Statement

The mission of the FCRHA is to initiate and provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve, and revitalize communities through fiscally responsible and open processes.

## FCRHA Values

*Adopted December 10, 2009 (amended January 20, 2011 and March 7, 2019)*

**We, the Commissioners of the FCRHA, value:**

- Community involvement in decision-making.
- Partnering with the community, individuals, and public and private entities, particularly including the FCRHA's non-profit partners.
- Promoting, developing, encouraging and being responsive to community initiatives.
- Our responsibility as Commissioners is to establish FCRHA policies and to ensure that the Department of Housing and Community Development (HCD) staff will implement those policies in an open and professional manner.
- Maintaining and enhancing the professionalism of Housing and Community Development staff supporting the FCRHA mission. Providing the best management, maintenance and operational support for all projects and programs.
- Integrity as the foundation of our work to ensure that all transactions are rooted in ethical principles.
- Communication that is open, honest, and respectful of other points of view.
- Empowering the residents of FCRHA properties with the means to become as self-sufficient as possible, encouraging and facilitating movement toward financial independence beyond the need for FCRHA services, while recognizing the needs and limitations of persons with disabilities, the elderly, and others with special needs.
- Fiscal responsibility in our role as stewards of resources that belong to the community.
- Innovation as we envision and carry out our mission.
- Strategic thinking as we anticipate community needs and challenges.
- Social and racial equity as represented in the Fairfax County One Fairfax resolution.



## FCRHA Goals Statements:

- To preserve, expand and facilitate affordable housing opportunities in Fairfax County.
- To support facilitate revitalization and entrepreneurial initiatives that benefit the communities and residents of Fairfax County.
- To promote the self-sufficiency of the FCRHA residents as they move toward financial independence, while recognizing the needs of special populations.
- To generate and increase opportunities for homeownership as one means to self-sufficiency, asset growth, neighborhood stability.
- To provide opportunities for those who work in Fairfax County to live in Fairfax County.
- To maintain the excellent reputation of the FCRHA through fiscally responsible policies, sound business practices, and well-maintained properties that meet the high community standards of Fairfax County.
- To support the quality work and professionalism of the HCD staff to assure highly effective programs.
- To incorporate and maintain up-to-date Information Technology solutions in FCRHA/HCD business and communication functions.
- To give citizens a sense of ownership in policies and programs, through open and two-way communication of ideas and information about housing and community development challenges and opportunities.
- To commit to a strong and cooperative relationship with other Fairfax County boards, commissions and authorities, businesses, and the broader community.
- To identify strategic and innovative solutions for meeting changing community needs and challenges.

## FCRHA Strategic Planning Principles

*Adopted December 10, 2009*

- Preserving, renovating, and maintaining FCRHA-owned properties is a high priority and resources should be allocated regularly for this purpose.
- The FCRHA should invest its financial resources, and use the housing units it owns and operates, to serve low and moderate-income households earning 80 percent of the Area Median Income (AMI) and below.
- To serve the current and future housing needs of Fairfax County's low- and moderate-income workforce, the FCRHA should foster the private development of sufficient workforce housing and encourage tools to facilitate its development (density, financing, etc.) through policy and advocacy efforts such as the Fairfax County Workforce Housing Policy.

## Communitywide Housing Strategic Plan Goals

Goals
<ul style="list-style-type: none"> <li>• <b>Need, new production goals, and resources</b> <ul style="list-style-type: none"> <li>○ To produce a minimum of 10,000 new homes affordable to households earning up to 60 percent AMI over the next 15 years</li> <li>○ To leverage the Affordable Housing Development and Investment Fund, creating additional resources to fund the production of new affordable housing</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Preservation of affordable housing units</b> <ul style="list-style-type: none"> <li>○ To identify opportunities to preserve market affordable housing in furtherance of the County's goal of no net loss of affordable units</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Land use policies and regulations</b> <ul style="list-style-type: none"> <li>○ To develop a package of innovative land use policies to further facilitate the development of affordable housing</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Institutional capacity</b> <ul style="list-style-type: none"> <li>○ To evaluate the personnel capacity of the County's regulatory agencies needed to support the creation of additional affordable housing</li> <li>○ To provide funding for additional HCD positions</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>• <b>Community awareness and legislative priorities</b> <ul style="list-style-type: none"> <li>○ To continue to increase community awareness and support for affordable housing</li> <li>○ To ensure that affordable housing has a prominent place in the County's annual legislative program</li> </ul> </li> </ul>

## Strategies for FY 2024

### Affordable Housing Development, Preservation and Sustainability

#### **Affordable Housing Production**

In 2022, Fairfax County Board of Supervisors doubled its Fiscal Year (FY) 2019 goal of producing a minimum of 5,000 units by 2034 to creating at least 10,000 new affordable units for households averaging up to 60 percent of the area median income (AMI). This is intended to be supplemented with additional financing mechanisms and tools to produce affordable homes above this level. The FCRHA is working to achieve the Board's goals by:

- Creating development opportunities on FCRHA and County-owned land and encouraging public-private partnerships;
- Expanding the available regulatory tools that promote affordable housing development and preservation;
- Leveraging financial tools, including loan programs, tax-exempt bond financing, and third-party Low Income Housing Tax Credits (LIHTC) equity; and
- Operating, maintaining, and expanding its existing rental affordable housing portfolio of over 3,000 units.

#### **Estimated Outcomes for FY 2024:**

##### Planned Number of New Units Produced that are Affordable to Households at 60% AMI or Below in FY 2024:

Construction has or will commence prior to FY 2024 for the following projects:

- One University (Braddock District) – 120 multifamily units; 120 senior units; 333 student units - \$6.5 million HBL; \$19.7 million FCRHA bonds
- The Lodge at Autumn Willow (Springfield District) – 150 senior units; \$4.5 million HBL; \$17.0 million FCRHA bonds
- The Arden (Mt. Vernon District) – 126 units; \$7.4 million in HBL
- Little River Glen (Braddock District) - rehabilitation of 120 existing senior units and the new construction of 60 senior units on existing vacant adjacent land. This project will involve the use of multiple financing sources and the issuance of Virginia Housing bonds.

##### Planned New Development Activities in FY 2024:

- Stonegate Village (Hunter Mill District) – this project proposes the rehabilitation of 240 units.

##### Planned Predevelopment Activities in FY 2024:

- Dominion Square West (Hunter Mill District) – the FCRHA will purchase the underlying land and ground lease is to APAH for the development of 516 multifamily units and an approximately 30,000 square-foot County-operated community center.
- Route 50/West Ox Road site (Sully District) – Cornerstones has partnered with the FCRHA to construct 34 units of permanent supportive housing on an FCRHA property for individuals with low incomes.
- The Residences at the Government Center – G and H parking lots at the Fairfax County Government Center (Braddock District) – this public-private partnership redevelopment is anticipated to provide approximately 275 units of rental housing for low-and-moderate-income households and a community facility with a child-care component.
- Franconia Governmental Center located at 6121 Franconia Road, Alexandria (Franconia District) – this redevelopment project is anticipated to provide approximately 120 units of rental housing for low-and-moderate-income households and will also include rental housing under the County's Magnet Housing Program for first-responders, teachers, and healthcare workers. The project will be developed through a public-private partnership between the FCRHA and a developer.
- Somos (Providence District) – this project will produce approximately 453 affordable multifamily units for low-and-moderate-income households in the highly cost-burdened McLean neighborhood. FCRHA has

purchased the underlying land and will enter into a long-term unsubordinated Ground Lease with Stratford Capital Group (SCG) to develop and manage the facility.

- Penn Daw (Mount Vernon District) – this project is anticipated to provide 60 units of new affordable rental housing collocated on Board-owned property with a new fire station and a new emergency shelter and permanent supportive housing facility.
- HCD staff is conducting due diligence to understand redevelopment opportunities on additional FCRHA and County properties, including an East County site, Chantilly Library, Centerville, and others.

**Planned Financing Activities in FY 2024:**

- HCD staff will draft and release a Notice of Funding Availability (NOFA) for FY 2024 to open the competitive application process for subordinate financing.
- HCD staff will review and underwrite bond financing applications as they are submitted to the FCRHA.
- The following projects are planned to be underwritten in FY24 to prepare for closing, assuming award of UHTC in 2023:
  - Somos – 1750 Old Meadow Road (Providence District)
  - Dominion Square (Hunter Mill District)
  - Residences at the Government Center II (Braddock District)

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**Preservation of Affordable Units**

Fairfax County adopted a goal of no net loss of affordable housing, with the preservation of affordable housing in both market affordable and committed affordable rental communities and scattered sites. To meet this goal, the FCRHA assists private partners in financing the acquisition of units to preserve the existing affordability and continue to serve a range of incomes, from extremely low-income (30 percent AMI and below) through moderate income levels (80-100 percent AMI). Staff monitors listings for multifamily properties to identify market opportunities to preserve affordable units. In FY 2023, staff released an RFQ for the dissemination of preservation opportunities to qualified housing providers and the pre-qualification for gap financing. The list of qualified housing providers, which is expected to be finalized in FY 2023 will allow the RHA to quickly respond to opportunities as they arise and, as appropriate, structure deals that require RHA financing.

**Estimated Outcomes for FY 2024:**

- **Planned New Preservation Activities in FY 2024:**

The FCRHA will work to respond quickly to preservation opportunities that may arise in FY 2024 in order to support the goal of no net loss of existing affordable units. Staff anticipates that the pre-qualified housing provider list will be utilized to take advantage of preservation opportunities.

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**Addressing Homelessness in the Community**

The Office to Prevent and End Homelessness (OPEH) continues to manage and coordinate services to help households who are at risk of or experiencing sheltered or unsheltered homelessness. The goal of homeless services is to prevent the experience of homelessness, and to rapidly rehouse households who are experiencing homelessness. The office serves as the lead for the Continuum of Care and collaborates with other county agencies and organizations to end homelessness. OPEH continues to identify opportunities to link affordable housing preservation activities with the Countywide homelessness plan.

**Estimated Outcomes for FY 2024:**

- **Estimated Number of Formerly Homeless Households Who Will Receive Permanent Housing in FY 2024:**

Approximately 1,185 people will move to permanent housing in FY 2024 from emergency shelters.

- **Planned Activities in FY 2024:** In the Summer of 2023, the emergency family shelter in Human Services Region 2 will undergo renovations to become a permanent supporting housing program with 16 apartments. The program will serve families with the highest housing barriers who require a deep subsidy and support services to maintain housing stability.
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**Affordable Dwelling Units and Workforce Dwelling Units**

The FCRHA facilitates the development of Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs) that are affordable to families with a range of low and moderate incomes. The ADU Program, per the Zoning Ordinance, requires developers of new residential properties 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 WDU Policy within the Comprehensive Plan 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, including the Tysons Urban Center, Suburban Centers, Community Business Centers, and Transit Station Areas. The WDU Policy expects a minimum of 8 percent of all new rental units as WDUs serving income tiers from 60 to 80 percent of AMI and a minimum of 12 percent of all new for sale units serving income tiers from 80 to 120 percent of AMI. The FCRHA takes an active advocacy and educational role in promoting ADUs and WDUs and works jointly in these efforts with the Planning Commission. The FCRHA also works with the Department of Planning and Development to facilitate the delivery of affordable and workforce housing units in all areas of the County as development proposals are submitted, per the Comprehensive Plan and negotiated proffers.

As of the end of FY 2022, a total of 3,017 units (1,447 rental and 1,570 for-sale) have been produced under the ADU Program; the FCRHA acquired 188 of the for-sale units, which are maintained as permanent affordable rental housing. As of the end of FY 2022, a total of 1,925 units (1,878 rental and 47 for-sale) have been produced under the WDU Program.

**Estimated Outcomes for FY 2024:**

- **Estimated Number of Affordable Dwelling Units (rental and for-sale) Constructed in FY 2024:** 30 For-Sale; 25 Rental
  - **Estimated Number of Workforce Dwelling Units (rental and for-sale) Constructed in FY 2024:** 15 For-Sale; 150 Rental
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## Affordable Rental Housing, Property Management and Maintenance

### Fairfax County Rental Program

The Fairfax County Rental Program (FCRP) includes rental property owned by the FCRHA and developed with funds other than Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) or Housing Choice Voucher (HCV) funds. FCRP generally serves working households with incomes that are slightly higher than those served in the RAD-PBV or HCV programs. Housing managed under the FCRP includes 2,018 units of multifamily housing, 317 units of specialized housing, and 482 units of senior independent housing. The FCRP serves a range of households with incomes up to 80% of AMI, depending on the program component and the property.

#### **Estimated Outcomes for FY 2024:**

- Estimated Occupancy Rate of FCRP Properties in FY 2024: 98%
- Estimated Average Income Served as a Percentage of AMI in FY 2024: 43% AMI for a household of three or \$40,844

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### Rental Assistance Demonstration Program

The Rental Assistance Demonstration (RAD) program allowed the FCRHA to convert all 1,060 Public Housing units to federal Section 8 project-based subsidies, providing significant benefits for both residents and the housing authority. All Public Housing units were converted to RAD in FY 2017 and FY 2018 and now operate under the Project Based Voucher (PBV) platform. Staff pro-actively ensure that RAD-PBV residents are living in the most appropriately sized unit, with the goal of maximizing unit utilization and moving larger families off the waiting list.

#### **Estimated Outcomes for FY 2024:**

- Estimated Occupancy Rate of RAD-PBV Properties in FY 2024: 98%
- Estimated Average Income Served as a Percentage of AMI in FY 2024: Approximately 13% AMI for a household of four or approximately \$16,519

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### Asset Management

Staff and the FCRHA continue to focus on financial performance, overall condition, capital improvements and accountability of all properties managed by third-party management companies, using a private-sector model. HCD's Asset Management Division continues to oversee all FCRHA properties.

#### **Estimated Outcomes for FY 2024:**

The anticipated net operating income will be 5% greater than FY 2023 through expense efficiencies and incremental rent increases.

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### Rehabilitation and Modernization of FCRHA Properties

Through fiscally responsible processes, identified residential properties and group homes are rehabilitated to maintain their safety and quality. The rehabilitation of FCRHA properties is performed using set aside capital reserves to ensure the high quality of FCRHA properties. Importantly, staff continue to incorporate universal design in all new projects and in rehabilitation projects to the greatest extent possible to increase the number of affordable accessible units.

#### **Estimated Outcomes for FY 2024:**

##### Planned Rehabilitation and Modernization Projects in FY 2024:

Two communities are in the process for rehabilitation as follows:

- Little River Glen (Braddock District), a FCRP independent senior living community of 120 units, will be undergoing a full renovation in FY 2024. This property has one bedroom and studio units. This renovation will add a newly constructed building, Little River Glen IV, with 60 one-bedroom Low Income Housing Tax Credit (LIHTC) units, along with the current 120 units moving to LIHTC. All units will feature upgraded flooring, upgraded kitchens with energy rated appliances and upgraded bathrooms.
- Stonegate Village Apartments (Hunter Mill District), is a LIHTC property with 240 units. This property has a mix of one-, two-, three- and four-bedroom apartments consisting of 194 LIHTC units, 46 HUD subsidized units and 6 PBV units. All units will be fully renovated with new flooring, upgraded kitchens with energy rated appliances, upgraded bathrooms, and newly added energy rated washers and dryers in each unit.



## Tenant Subsidies and Resident Services

### Tenant and Project Based Subsidies

The HCV Program and Rental Assistance Demonstration-Project Based Voucher (RAD-PBV) Program are two of the FCRHA's major tenant subsidy programs. Participants receive financial assistance to rent privately-owned and FCRHA-owned housing units. There are 1,060 FCRHA units in the RAD-PBV program, although 46 are offline due to the One University redevelopment project. There are also an additional 4,347 vouchers authorized by the U.S. Department of Housing and Urban Development (HUD) for a total of 5,439 federally subsidized units, including 169 Emergency Housing Vouchers. This is an increase from FY 2023 due to the awarding of additional Mainstream, Veterans Affairs Supportive Housing (VASH), and Fair Share vouchers.

#### **Estimated Outcomes for FY 2024:**

- Estimated Number of federally subsidized units occupied in FY 2024: 5,165 (95%)
- Estimated average income of households served as a percentage of AMI in FY 2024 (both HCV and RAD-PBV households): Approximately \$18,000 for average household size of 3 persons (less than 30% of AMI).

### Subsidies for Populations with Special Needs

The Department of Housing and Community Development (HCD) administers tenant subsidies directed toward specific populations through the following programs:

- VASH Program: The U.S. Department of Veterans Affairs awarded the FCRHA VASH housing vouchers for homeless veterans. The FCRHA conducts income certifications; case management is provided by Veterans Affairs.
- Rental Subsidy and Services Program (RSSP): RSSP funds are provided to non-profits via a competitive process to provide rental subsidies and acquire units to serve homeless individuals and families, victims of domestic violence, and individuals with physical and/or sensory disabilities.
- Tenant Based Rental Assistance Program (TBRA): HCD uses federal HOME-funded vouchers to serve homeless populations and persons with special needs.
- Family Unification Program (FUP): HCD uses special federal FUP vouchers for families that, due to inadequate housing, would 1) have the family's children placed in out-of-home care; or 2) have the discharge of children from out-of-home care delayed.
- Mainstream Housing Choice Vouchers: When the opportunity arises, HCD applies for vouchers for non-elderly disabled persons, including persons at-risk of institutionalization due to their housing situation or those in institutions wishing to live in their community.
- State Rental Assistance Program (SRAP): Participants with intellectual and other developmental disabilities receive financial assistance to rent privately-owned housing units. For FY 2023, HCD was awarded twenty project-based SRAP vouchers. For FY 2024, HCD was awarded twenty additional tenant-based and ten project-based SRAP vouchers.

#### **Estimated Outcomes for FY 2024:**

- Estimated Number of households served in FY 2024 under the VASH, RSSP, TBRA, FUP, Mainstream and SRAP programs: 983 vouchers

### Resident Services

HCD strives to encourage economic development and continued availability of affordable housing units for those in need by providing participants with the necessary tools through supportive services that will help them move along the housing continuum to self-sufficiency. Low- and extremely low-income families often face barriers to obtaining private market rate housing, such as poor credit, lack of affordable childcare, and lack of transportation options. HCD staff works cooperatively with other County and non-profit service providers to help families overcome these

barriers through service coordination and information sharing. HCD administers the Family Self-Sufficiency Program (FSS), each year receiving grant funding for two FSS case managers from HUD. This program provides self-sufficiency case management to residents and assists them with building an escrow account to be used once they graduate. Once participants complete their goals, graduates can choose how they use their escrow accounts such as to help purchase a home or pay off student debt.

*Moving to Work* - The FCRHA is designated as a Moving to Work (MTW) agency which allows the creation of a housing continuum that seamlessly joins together the County's housing programs and establishes goals to help residents move toward self-sufficiency. MTW authority also helps to reduce the burden both on staff and residents related to administrative issues and provides flexibilities in the use of federal funds.

*Step Ahead 2.0* - In FY 2024, the FCRHA will be piloting a program to provide ongoing support services to specific households once they have secured housing. The purpose of this pilot is to help households, who have a federal voucher, maintain housing stability by providing intensive support services. The pilot will assist households served through an Emergency Housing Voucher, as well as other households served through the Housing Choice Voucher program as needed. Funding will be provided through Moving to Work flexibilities.

*Emergency Solutions Grants* - In addition to identifying opportunities to provide specialized rental housing for those who are homeless, HCD utilizes the County's Emergency Solutions Grants awards to provide partial support of prevention and rapid re-housing activities for homeless individuals and families.

**Estimated Outcomes for FY 2024:**

- Estimated Number of participants served under Family Self-Sufficiency Program in FY 2024: 125 participants
- Estimated Number of persons moved from homelessness to permanent housing in FY 2024 using Emergency Solutions Grants: 330 persons
- Estimated dollar amount of Emergency Solutions Grant funds used for homelessness prevention assistance in FY 2024: Based on previous fiscal years, approximately \$515,000 is anticipated for FY 2024.

## Homeownership and Relocation Services

### **First-Time Homebuyers Program**

The First-Time Homebuyers Program (FTHB) includes Affordable Dwelling Units through inclusionary zoning that provide new first-time homebuyer opportunities through private, for-sale developments. The program serves buyers with incomes up to 70% AMI with HCD ensuring potential purchasers receive homeownership education and meet program underwriting criteria and other eligibility requirements. HCD also monitors refinancing of FTHB units by owners and works to prevent foreclosure. Compliance monitoring is undertaken with respect to monitoring annual occupancy affidavits, purchase financing and refinancing and ensuring the FCRHA receives the required equity share contribution to the Housing Trust Fund.

#### **Estimated Outcomes for FY 2024:**

- Estimated Number of new first-time homebuyers in FY 2024: 40
- Estimated Number of requests to refinance FTHB units in FY 2024: 10
- Estimated Number of FTHB units sold in the Extended Control Period in FY 2024: 10

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### **Housing Choice Voucher Homeownership Program**

This program allows households participating in the Housing Choice Voucher (HCV) Program to use their voucher to purchase a home and receive monthly assistance in meeting homeownership expenses. Twenty-five HCVs are allocated to the HCV Homeownership Program.

#### **Estimated Outcome for FY 2024:**

- Estimated Number of families participating in the HCV Homeownership Program in FY 2024: 21

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### **Workforce Dwelling Unit (WDU) Program**

The WDU Policy is a proffer-based incentive to encourage housing in mixed-use centers that is affordable to a variety of household income levels. HCD staff work in coordination with the Department of Planning and Zoning to implement and monitor the WDU policy.

#### **Estimated Outcomes for FY 2024:**

- Estimated Number of new Workforce Dwelling Units sold in FY 2024: 20

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### **Moderate Income Direct Sales (MIDS) Program**

Under the MIDS program, units were sold to families with moderate income levels by providing second trust loans to reduce the cost of homeownership for households. Resale prices of units are limited to the annual Consumer Price Index and the FCRHA has the first right of refusal when the home is sold prior to the expiration of deed restrictions. HCD staff monitor the expiration of the control period and/or recapture of any remaining loan balance.

#### **Estimated Outcomes for FY 2024:**

- Planned Number of MIDS Units in Program for Monitoring in FY 2024: 43

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### **Relocation Activities**

Staff at HCD provide technical assistance for the development community on tenant relocation issues as well as conduct relocation for FCRHA-owned properties under redevelopment or major renovation.

**Estimated Outcomes for FY 2024:**

- Estimated Number of FCRHA-owned Units to be Relocated in FY 2024: up to 354, through the Little River Glen (Braddock District) and Stonegate Village Apartments (Hunter Mill District) rehabilitation projects.

## FCRHA/HCD Program Planning, Development and Management

The FCRHA and HCD pursue a wide range of planning, management, and compliance activities to ensure efficient and effective operations. These activities also support the mission, values, and goal statements of the FCRHA. Below are descriptions of several strategic priorities underway for the FCRHA for FY 2024.

- **Communitywide Housing Strategic Plan**

In 2018, the Fairfax County Communitywide Housing Strategic Plan was adopted to help address the community's growing housing needs. The Plan was created in two phases: 1) Phase 1 identified 25 short-term strategies to encourage the production of affordable housing in the County, and 2) Phase 2 provided longer-term strategies that would boost the production and preservation of affordable housing and would require resources to implement. The FCRHA and HCD continue to lead the implementation of priorities identified under the Communitywide Housing Strategic Plan, to include the goal to develop 10,000 new units of affordable housing by the year 2034 and to strive towards no net loss of market affordable housing.

- **Advancement of One Fairfax**

HCD and the FCRHA continue to advance the equity principles of the One Fairfax Policy through training, education, inclusive community engagement strategies, and data analysis. HCD has adopted five equity goal areas including voucher programs; affordable housing development; training, human resources, and communications; equitable impact assessments of FCRHA policy and procedures; and homelessness. Further, HCD staff participate on several interagency workgroups to advance additional One Fairfax implementation recommendations from the Chairman's Task Force on Equity and Opportunity, such as developing strategies to provide public safety personnel the ability to live in the community they serve, and developing, piloting, and instituting Fairfax County equity-based decision-making tools for planning, projects, decision making, and resource allocation. Work on these areas will continue in FY 2024 as the agency makes specific advances in the implementation of the agency Equity Impact Plan.

- **Affordable Housing Advisory Council**

In June 2021, the Fairfax County Board of Supervisors approved the re-chartering of the Affordable Housing Advisory Council (AHAC) (formerly the Affordable Housing Advisory Committee) to include a new Continuum of Care (CoC) Committee of the Council and redefine the purpose, structure, and duties of both AHAC and CoC members. Among the updated duties of AHAC are to monitor and provide advice regarding the Communitywide Housing Strategic Plan, recommend preservation and creation priorities, and monitor affordable housing funds. CoC duties including developing, monitoring, and updating the CoC plan, tracking progress of ending homelessness, and exercising stewardship of pooled funding.

- **Workforce Dwelling Unit Program**

Per the direction of the Board of Supervisors, HCD, in partnership with the Department of Planning and Development, has been directed to convene a task force and develop recommendations for the reform of the homeownership component of the Workforce Dwelling Unit (WDU) program. It is anticipated that the task force will conclude its work in FY 2024. The FCRHA has administrative responsibility for certain aspects of the WDU program.

- **Grants Compliance**

HCD continues to evaluate the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds to maximize the effectiveness of investments in programs and activities. Staff provide technical assistance and monitoring of CDBG and HOME activities to ensure program compliance and successful outcomes. In addition, staff monitor activities and outcomes of HCD and FCRHA awardees, including funds granted via the Consolidated Community Funding Pool process.

- **Maximizing Organizational Effectiveness**

HCD staff will continue to strengthen organizational effectiveness and adapt to changes as they arise.. HCD will also look to further streamline business processes as a follow-up to the third-party management realignment, merger with the Office to Prevent and End Homelessness, and other business needs.

- **Strategic Communications**

The FCRHA and HCD work to continuously advance the efficiency and usability of web content and increase the use of videos in telling the story of affordable housing. Both the FCRHA and HCD websites will continue with video and graphical portrayals of information and the incorporation of enhanced language accessibility tools on the Fairfax County website. A social and racial equity focus will be embedded in all communications.

- **Human Capital Development**

HCD continues to promote participation in mentorship programs, leadership training curriculum, and other development opportunities. Staff are also encouraged to participate in professional conferences, within budgetary constraints. HCD will continue to emphasize training and educational opportunities for staff on topics of equity, diversity, and inclusion to further the advancement of One Fairfax.

**FY 2024 Department of Housing and Community  
Development/Fairfax County Redevelopment and Housing  
Authority Advertised Budget**

<b>FY 2024 DHCD/FCRHA TOTAL BUDGET ADVERTISED</b>				
<b>Fund #</b>	<b>Fund Name</b>	<b>Advertised Revenues FY 2024</b>	<b>Advertised Expenditures FY 2024</b>	<b>Positions FY 2024</b>
10001	General Fund - HCD	\$11,768,523	\$11,768,523	63
10001	General Fund - OPEH	\$21,998,509	\$21,998,509	23
30300	Affordable Housing Development and Investment	\$37,062,736	\$37,062,736	0
40300	Housing Trust Fund	\$3,593,342	\$3,593,342	0
50800	CDBG	\$5,918,926	\$5,918,926	16
50810	HOME	\$2,471,231	\$2,471,231	2
81000	FCRHA General Operating	\$4,193,981	\$3,661,669	21
81060	FCRHA Internal Service Fund	\$0	\$0	0
81400	FCRHA Asset Management Fund	\$307,454	\$539,798	0
81500	Housing Grants	\$3,397,516	\$3,393,060	2
81510	Section 8/HCV	\$84,555,304	\$83,887,861	53
	Subtotal	<b>\$175,267,522</b>	<b>\$174,295,655</b>	<b>180</b>
81060	Less Internal Service Fund (ISF) - CLOSED	\$ -	\$ -	0
	<b>Total Advertised Budget Less ISF (All Housing Funds)</b>	<b>\$175,267,522</b>	<b>\$174,295,655</b>	<b>180</b>

## **DRAFT WAG Contingency Plan for FY 2025**

### **Federal Funding Allocations for FY 2025**

Recommended allocations of FY 2025 CDBG, ESG and HOME funding (Federal Funding) and program income were based on estimates. If there is a 10 percent or greater difference between the estimated and actual CDBG, ESG and/or HOME funding awarded for FY 2025, the County's Board of Supervisors reserves the right to reconsider the proposed funding allocations. If there is less than a 10 percent difference between the estimated and actual funding awarded, Fairfax County will utilize the following contingency provision governing the use of the Federal Funds:

### **CDBG**

- A. If the actual CDBG funding amount is lower than the estimated funding, all CDBG-funded activities are proportionally decreased from the estimated funding levels to match the actual CDBG award amount, with the following exceptions:
- The Section 108 Loan Payment will remain as represented in the plan.
  - The total allocation for General Administration, Planning, Fair Housing, and Homeownership Administration will be capped at 20 percent of the CDBG award based on HUD limits.
  - The Targeted Public Services (CCFP TPS) allocation will be capped at 15 percent of the CDBG award based on HUD limits.
  - Funding allocations for Section 108 Loan, General Administration, Planning, Fair Housing, Homeownership Administration and CCFP TPS will be made prior to any proportional adjustments to the remaining CDBG-funded activities.
- B. If the actual CDBG funding amount is greater than the estimated funding, all CDBG-funded activities are to be funded as represented in the plan, with the following exceptions:
- The total allocation for General Administration, Planning, Fair Housing, and Homeownership Administration will be capped at 20 percent of the actual CDBG award.
  - The CCFP TPS allocation will be increased to an amount capped at 15 percent of the actual CDBG award.



- The unallocated balance of the CDBG funding available as a result of the funding increase will be allocated as follows:
  - 30 percent to the NOFA/RFP; and
  - 70 percent to FCRHA and Fairfax County Rehabilitation and Acquisitions

## **HOME**

- A. If the actual HOME funding amount is lower than the estimated funding, all HOME-funded activities are proportionally decreased from the estimated funding levels to match the actual HOME award amount, with the following exceptions:
- The total allocation for HOME Administration and Fair Housing will be capped at 10 percent of the HOME award based on HUD limits.
  - Federal regulations require that jurisdictions set-aside a minimum of 15 percent of the HOME award each year for Community Housing Development Organization (CHDO) investment. The CHDO set-aside will be 15 percent of the actual HOME award.
  - Funding allocations for HOME Administration, Fair Housing and CHDO will be made prior to any 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 will be funded as represented in the plan, with the following exceptions:
- The total allocation for HOME Administration and Fair Housing will be capped at 10 percent of the actual HOME award.
  - The CHDO set-aside will be 15 percent of the actual HOME award.
  - The unallocated balance of the HOME funding available as a result of the funding increase will be allocated to the NOFA/RFP.

## **ESG**

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

**Program Income Available for Use in FY 2025**

All Program Income received from activities funded with CDBG and/or HOME in excess of the estimates for FY 2025 is to be allocated as follows:

- Program Income (i.e., net operating income) received from FCRHA-owned properties that were acquired as part of the Affordable Dwelling Units (ADU) program will be allocated to FCRHA and Fairfax County Rehabilitations and Acquisitions.
- All excess CDBG Program Income will be allocated to FCRHA and Fairfax County Rehabilitations and Acquisitions or other priority program needs.
- All excess HOME Program Income will be allocated to the RFP.

ADMINISTRATIVE - 7

Authorization to Advertise a Public Hearing on the Proposed Sale of Sewer Revenue Bonds, Series 2024A and Sewer Revenue Refunding Bonds, Series 2024B

ISSUE:

Board authorization is needed to advertise a public hearing on the proposed sale of Sewer Revenue Bonds, Series 2024A in an estimated maximum amount of \$175,000,000 during the week of March 11, 2024. The proceeds from this bond Series will be used to fund a portion of the County's share of construction costs for Capital Improvement Programs (CIP) at the following Wastewater Treatment Plants (WTPs):

1. The County's Noman M. Cole, Jr. Pollution Control Plant (NMCPCP)
2. The District of Columbia Water and Sewer Authority (DCWASA) Blue Plains Advanced WTP
3. Alexandria Renew Enterprises (ARE) WTP
4. Arlington County's WTP
5. Loudoun Water's Broad Run WTP
6. Upper Occoquan Service Authority

Proceeds from this bond Series will also be used for upgrades to meet current environmental regulations, renovations, sewer reimbursement program and replacements of aging System infrastructure, to purchase additional treatment capacity if needed by the Integrated Sewer System (System), and to fund required deposits to bond reserves. The proceeds from the Sewer Revenue Refunding Bonds Series 2024B may be used to refund a portion of outstanding sewer revenue bonds pending market conditions at the time of the bond sale.

Per the Code of Virginia, the County must advertise and hold a public hearing before authorizing the issuance of the Series 2024A bonds. Virginia law does not require advertisement of a public hearing prior to issuance of refunding bonds, however, because both Series of Bonds will be part of one deal, and for administrative efficiency, staff recommend including the Series 2024B refunding bonds as part of the proposed public hearing.

RECOMMENDATION:

The County Executive recommends that the Board authorize staff to publish an advertisement for a public hearing on the proposed sale of Sewer Revenue Bonds Series 2024A and Sewer Revenue Refunding Bonds Series 2024B to be held on March 5, 2024, at 4:00 p.m.

Board Agenda Item  
February 6, 2024

TIMING:

Board approval is requested on February 6, 2024, to provide sufficient time to advertise the proposed Public Hearing on March 5, 2024, at 4:00 p.m.

BACKGROUND:

On May 12, 2021, the County conducted a bond sale for the Sewer Revenue Bonds, Series 2021A to generate \$231.8 million in new money bond proceeds, and an \$8.7 million deposit to the Debt Service Reserve Fund. In addition, on May 12, 2021, the County conducted a refunding bond sale for the Sewer Revenue Refunding Bonds, Series 2021B in the total amount of \$28.7 million.

Related to this bond sale, County staff received Board approval on May 4, 2021, to solicit bondholder consent to proposed amendments to the Sewer 1985 General Bond Resolution as part of this Sewer bond sale. The primary amendment sought to reduce or eliminate the Debt Service Reserve Fund (DSRF) requirement, which equates to including an additional year of debt service in the overall financing for the life of the bonds. The County's Sewer Revenue Bonds hold triple-A bond ratings from all three bond rating agencies, and the County's Financial Advisor views this as an unnecessary requirement given the strong financial status of the Sewer Fund. The bondholder consent process requires a majority of outstanding bondholders, more than 50 percent, to approve these changes within a three-year period that expires in May 2024. As a condition to buying the Series 2021A and Series 2021B, all bondholders provided written consent to the proposed amendments. This translated to 43 percent of outstanding bondholders.

County staff recommend proceeding with the same bondholder consent process for the Sewer Revenue Bonds, Series 2024A (and if market conditions permit, the Sewer Revenue Refunding Bonds, Series 2024B). This approach would allow the County to surpass the majority of outstanding bond holder requirement at an estimated 58 percent to eliminate the DSRF provided bondholders again consent to the proposed amendments.

*Sewer Revenue Bonds Series 2024 A – \$175 million (new money)*

County staff are recommending the Sewer Fund pursue the Series 2024A bond sale to finance up to \$175 million of capital projects over the next several years. Bond proceeds will support the County's share of capital improvement projects at regional Wastewater Treatment Plants (WTPs) that provide wastewater capacity to meet the needs of the County's Integrated Wastewater System ("System"). Project funding requirements are driven by environmental regulations as mandated by the Commonwealth of Virginia, Department of Environmental Quality, and renovation and replacement of aging infrastructure. These WTPs include the County's Noman M. Cole, Jr. Pollution Control Plant, the District of Columbia Water and Sewer Authority Blue Plains Advanced Wastewater Treatment Plant, Alexandria Renew Enterprises

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WTP, Arlington County's WTP, Upper Occoquan Service Authority, and Loudoun Water's Broad Run WTP. Bond proceeds will also be used to fund the required estimated \$4 million deposit to the Debt Service Reserve Fund.

*Sewer Revenue Refunding Bonds Series 2024B (refinancing)*

In addition, County staff and its Financial Advisor are monitoring opportunities to refund existing sewer revenue bonds for savings. Under current market conditions, the estimated refunding savings do not meet the County's standard minimum savings threshold of 3% of the refunded par amount; however, if interest rates decline approximately 0.25%, the County could refund a portion of the Series 2014 Bonds and generate approximately \$600,000 in savings. The resolution would position the County to capture savings on any of the outstanding sewer revenue bonds if future market conditions change. The total maximum amount of refunding bonds in the Series 2024B resolution will reflect \$400 million for refinancing flexibility. The term of this bond resolution allows for these bonds to be refunded on or before June 30, 2025.

County staff will proceed with planning efforts relating to the proposed public hearing on March 5, 2024, and sale of the bonds. If the additional bond holder consent requirements are achieved as part of the bond sale, staff would return to the Board with an Action Item on April 16, 2024. This item will request the full release of the DSRF, which is estimated to be \$38 million (approximately \$34 million currently with the trustee and the additional \$4 million associated with the Series 2024A). These funds will be deposited into the County's Sewer Funds and utilized in the same manner as the Series 2024A for capital improvements to the County's system and regional WTPs. Absent the release of the DSRF, the bond sale would fund \$175 million in capital project costs. Assuming a full release of the DSRF, the bond sale would fund an estimated \$137 million in capital project costs (\$175 million less the anticipated DSRF release of \$38 million).

**EQUITY IMPACT:**

This board action has no adverse equity impact. The sewer rates are a significant part of the County's award-winning wastewater management program which protects public health and the environment. They are also the primary revenue source for repayment of the proposed sewer revenue bonds to be sold, and current as well as out year estimated rates are included in annual County budget documents. Untreated wastewater causes diseases to proliferate, including hepatitis, tetanus, typhoid, cholera, enterovirus, and others, that thrive in untreated human sewage. Untreated wastewater also ruins water quality and kills aquatic life. The U.S. Environmental Protection Agency (U.S. EPA) has identified inequitable nationwide trends where communities "allow continued discharges of raw sewage into waters used for drinking, recreation, and/or ecological habitat—depending on the ability of a wastewater system and its customers to pay for necessary infrastructure upgrades."

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DPWES administers an integrated sewer system, with fees dedicated to capital improvements county-wide, regardless of the amount of fees contributed. Fairfax County also surpasses the U.S. EPA national average for good control of its sewer system by controlling sanitary sewer overflows with aggressive cleaning of sewers Countywide (Attachment 3).

The Fairfax County Wastewater Management Program also ensures proper conveyance and treatment of sewage away from 91 percent of households with high vulnerability index ratings, and 100 percent of households with a vulnerability index greater than 4. The Sewer Service area map (Attachment 2) shows Fairfax County Approved Sewer Service Area (ASSA) in comparison to the vulnerability index scores.

<b>Vulnerability Index</b>	<b>Number of Households in ASSA</b>	<b>Number of Households Not in ASSA</b>	<b>% IN</b>	<b>% OUT</b>
<b>0-1</b>	1,501	181	89%	11%
<b>1-2</b>	133,782	21,021	86%	14%
<b>2-3</b>	133,687	5,299	96%	4%
<b>3-4</b>	34,169	4,684	88%	12%
<b>4-5</b>	2,037	-	100%	0%
	305,176	31,185	91%	9%

The sewer rates are structured to be equivalent across all customers of the County. The quarterly sewer bills have two components, a Sewer Service (or volumetric) Charge and Base Charge. The volumetric charge is based on the amount of water consumed by a customer, providing customers the ability to reduce the amount of water they use and thereby reduce the amount they are charged. In addition, the volumetric charge is capped at the volume of water used during winter quarter months. So, residential customers are not charged a wastewater fee for water used outside of the house (e.g., for landscape irrigation, washing cars) during warmer months. Commercial customers are charged based on all the water consumed. However, commercial customers may install a “deduct water meter” to measure and subtract from the total water consumed the amount of water that does not enter the sewer system.

The County’s sewer charge is well below the Environmental Protection Agency’s Financial Capability Assessment Guidance. One common measure of rate affordability is to evaluate the typical residential bill (annualized) relative to the annual median household income (“MHI”) within the service area. Industry standards consider a wastewater bill at 1 percent or lower of the MHI as a low potential economic impact on residents. The proposed residential wastewater charges for the County for 2024 would be 0.5 percent of MHI, well below the lowest industry threshold.

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The sewer rate equity impact is further addressed by the county-wide programs that assist low-income households and those living in vulnerable communities, Fairfax Water's policy for providing water service, and the current Fairfax Water Low-Income Household Water Assistance Program (LIHWAP) (Attachment 4). Fairfax Water bills ratepayers on behalf of the Department of Public Works and Environmental Services (DPWES) wastewater management program. Customers who do not pay their water bills on time receive a grace period to come into compliance. Fairfax Water directs customers to the following assistance options, provided in multiple languages:

- Set up a Payment Plan. Customers may establish a payment plan with Fairfax Water.
- Request payment assistance through local community organizations that may assist with utility bill payment.
- Refers customers to:
  - Fairfax County Department of Family Services - 703.324.7450
  - Fairfax Department of Housing - 703.324.8122
  - Fairfax County Coordinated Services Planning - 703.222.0880

When Fairfax Water refers the nonpaying community to Coordinated Services Planning, community members can rely on several County-wide programs. Ratepayers who are struggling to pay their water and sewer bills are typically experiencing other hardships, and several Fairfax County departments focus on providing a holistic solution to improve the food and water security for vulnerable households through the Community Consolidated Funding Pool and Coordinated Services Planning:

- Offers 17 languages on staff.
- Provides a CAREVAN, which targets areas of food insecurity, and Title I schools to provide food pantry availability.
- Community Services Planning (CSP) does outreach to the community as part of a program. They have a long-standing relationship with the community and the partners in the community.
- The Community Partner Strategy Team (CPST) represents a collaborative network of community/county health and human services providers representative of Fairfax County's diversity. The CPST strategically works to increase a collective capacity to serve and meet urgent and ongoing basic needs in the Fairfax County community.

In addition, the Department of Neighborhood and Community Services operates community centers throughout the County that can assist ratepayers. The Department of Housing and Community Development provides Section 8 housing and administers a Home Improvement Loan Program.

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Finally, DPWES has sought opportunities to improve equitable service delivery, because the LIHWAP is a federally funded program that will expire when funding is expended. Under current state law, DPWES is not empowered by state law to establish a sewer fee to assist low-income and vulnerable households. As a county in the Commonwealth of Virginia, Fairfax County is subject to the Dillon Rule, and can only establish programs and ordinances expressly empowered by Virginia. As a result, the best improvement currently available is for DPWES to perform outreach by contributing wastewater ratepayer information to the NCS and CPST outreach programs.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1 - Sewer Bond Sale Advertisement

Attachment 2 - Figure 1 Sewer Service Area in Vulnerable Communities

Attachment 3 - [Fairfax County Sewer Certification Report](#)

Attachment 4 - [Fairfax Water Low-Income Household Water Assistance Program \(LIHWAP\)](#)

STAFF:

Christina Jackson, Chief Financial Officer

Rachel O'Dwyer Flynn Deputy County Executive

Christopher Harrington, Director, Department of Public Works and Environmental Services (DPWES)

Eleanor Ku Coddling, Deputy Director, Stormwater and Wastewater Division, DPWES

Shahram Mohsenin, Director, Wastewater Planning and Monitoring Division, DPWES

Anand Goutam, Financial Manager, Wastewater Management, DPWES

Philip A. Hagen, Director, Department of Management and Budget

Joseph LaHait, Deputy Director, Department of Management and Budget

ASSIGNED COUNSEL:

Emily Smith, Assistant County Attorney



**FAIRFAX COUNTY NOTICE OF A PUBLIC HEARING ON THE SALE OF  
SEWER REVENUE BONDS SERIES 2024A and Series 2024B**

NOTICE is hereby given that the Fairfax County Board of Supervisors will hold a **PUBLIC HEARING** on:

**Tuesday  
March 5, 2024  
Commencing at 4:00 p.m.**

in the Board Auditorium of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia, on the matter of the sale of Sewer Revenue Bonds Series 2024A and 2024B. **The Fairfax County Board of Supervisors' meeting may be held electronically due to the State of Emergency caused by the COVID-19 pandemic as noted below and is available to view live on Channel 16 and stream live online at [www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream](http://www.fairfaxcounty.gov/cableconsumer/channel-16/live-video-stream).** Live audio of the meeting may be accessed at 703-324-7700. *Please contact the Office of the Clerk to the Board at (703) 324-3151 or [ClerktotheBOS@fairfaxcounty.gov](mailto:ClerktotheBOS@fairfaxcounty.gov), or review on-line at [www.fairfaxcounty.gov/boardofsupervisors/2021-board-meetings](http://www.fairfaxcounty.gov/boardofsupervisors/2021-board-meetings) at least one week prior to the meeting for additional information on the status of the meeting (in person or electronic).*

The proceeds of the sale of the Series 2024A Sewer Revenue Bonds will primarily be used to support capital improvement projects at certain Wastewater Treatment Plants that provide wastewater capacity to the Integrated Sewer System (System). The bond proceeds can also be used for additional capital needs of the System.

The bond sale is expected to occur the week of March 11, 2024. It is estimated that the Series 2024A Resolution will include a maximum bond amount of \$175,000,000 to fund project costs. In addition to the project costs, the Series 2024A bonds will finance a deposit to the Debt Service Reserve Fund, which is currently required by the legal documents governing the sale of the County's sewer revenue bonds and will finance the costs of issuing the bonds. The proceeds of the Series 2024B Bonds will be used to (i) refund certain of the outstanding sewer revenue bonds issued by the County and (ii) pay the costs of issuing the 2024B Bonds.

All persons wishing to present their views on these subjects may call the Office of the Clerk for the Board at 703-324-3151 or register online at [www.fairfaxcounty.gov/clerkservices/](http://www.fairfaxcounty.gov/clerkservices/) to be placed on the Speakers List, and may appear and be heard via telephone or pre-recorded video. Deadlines by type of testimony are on the website. If the Board is meeting in person at the Government Center, speakers may also attend and testify in person. In addition, written testimony and other submissions will be received at 12000 Government Center Parkway, Suite 552, Fairfax, 22035 and [ClerktotheBOS@fairfaxcounty.gov](mailto:ClerktotheBOS@fairfaxcounty.gov). As required by law, copies of the full text of proposed ordinances, plans and amendments, as applicable, as well as information concerning the documentation for the proposed fee, levy, or increase, are on file and may be examined at the Office of the Clerk to the Board of Supervisors, Suite 552 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. For the convenience of the public, copies may also be distributed to the County's Regional and Community Public Libraries.

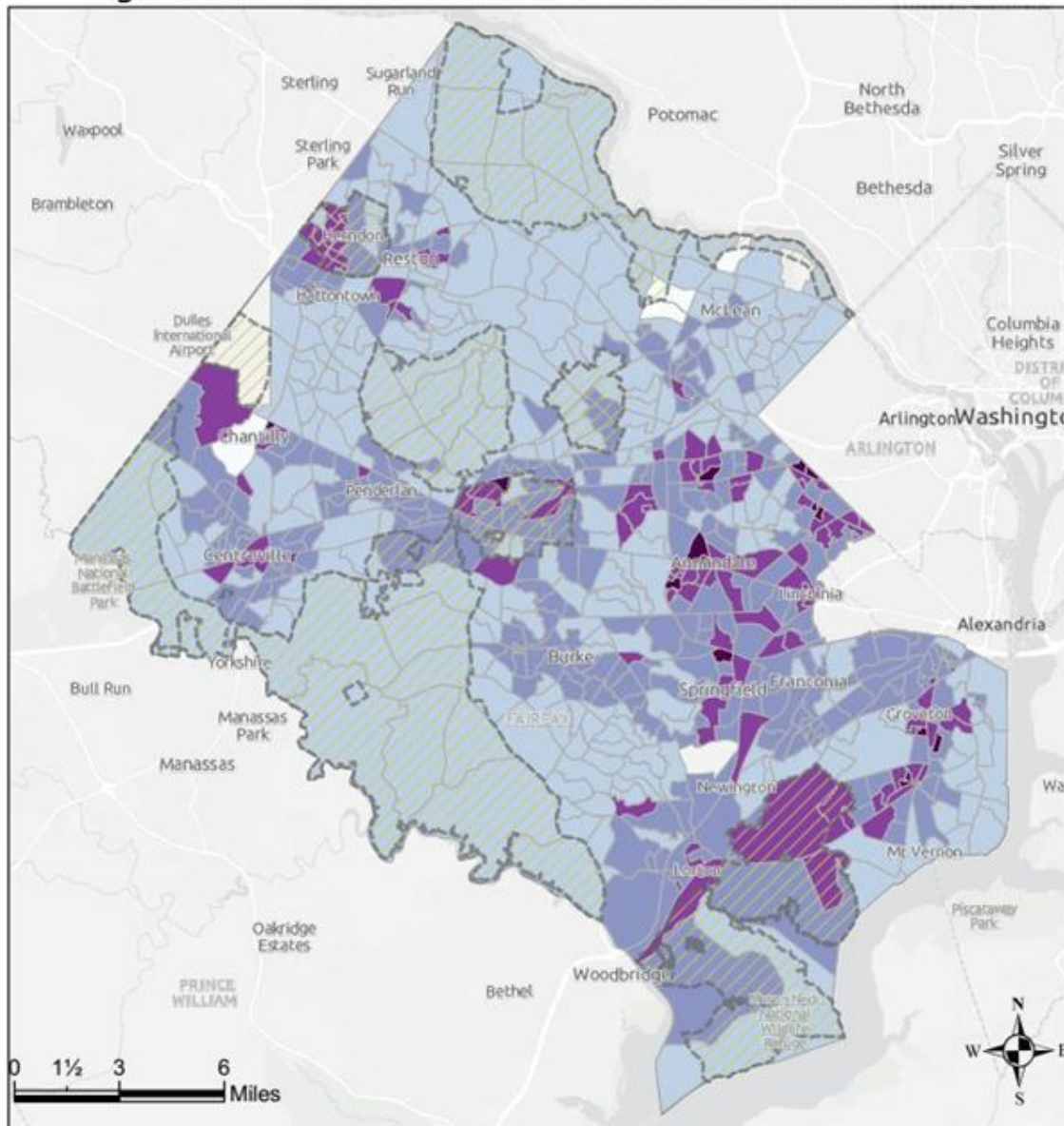
Fairfax County supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a County program, service, or activity, should contact the ADA representative in the Clerk's Office, 703-324-3151, TTY: 703-324-3903, as soon as possible but no later than 48 hours before the scheduled event.

**GIVEN** under my hand this \_\_\_\_ day of February 2024.

\_\_\_\_\_  
Chief Deputy Clerk to the Board of Supervisors

**Ad Run Dates: February 20 and February 27**

Figure 1. Sewer Service Area in Vulnerable Communities



**Legend**

 Outside ASSA

Vulnerability Index	# of households inside the ASSA	# of households outside of the ASSA	Total # of households
0 - 1	1,501	181	1,682
1 - 2	133,782	21,021	154,803
2 - 3	133,687	5,299	138,986
3 - 4	34,169	4,684	38,853
4 - 5	2,037	0	2,037
<b>Total</b>	<b>305,176</b>	<b>31,185</b>	<b>336,361</b>



Date: 3/3/2023

Board Agenda Item  
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ACTION – 1

Approval to Authorize and Execute a Project Administration Agreement with the Virginia Department of Transportation for the Design and Construction of Replacement Signage for Route 29 and Route 50 (Braddock, Providence, Springfield, and Sully Districts)

ISSUE:

Board of Supervisors' approval to authorize the Director of the Fairfax County Department of Transportation (FCDOT), via resolution (Attachment 1), to execute a Project Administration Agreement (PAA) with the Virginia Department of Transportation (VDOT), substantially in the form of Attachment 2, for the design and construction of replacement overhead, mast arm mounted, and ground mounted signs for Route 29 (formerly Lee Highway) and Route 50 (formerly Lee Jackson Memorial Highway) in Fairfax County. The Total Project Estimate (TPE) is \$1,350,000.

RECOMMENDATION:

The County Executive recommends that the Board of Supervisors authorize the Director of FCDOT, via resolution (Attachment 1), to execute a PAA with VDOT, substantially in the form of Attachment 2, for the implementation of the project. Once executed, this agreement will secure full funding for the project.

TIMING:

Board action is requested on February 6, 2024, so that VDOT can continue advancement of the project delivery schedule.

BACKGROUND:

In July 2020, the Board of Supervisors asked the History Commission to create an inventory of confederate street names, monuments, and public places; and research the impacts of changing the names. The History Commission submitted its report to the Board in December 2020. Subsequently, in July 2021, the Board created the Confederate Names Task Force (CNTF) to review the names of Lee Highway (U.S. Route 29) and Lee-Jackson Memorial Highway (U.S. Route 50) and make recommendations to the Board on:

- Whether to change the names of one or both roadways; and, if so,
- What the names should be changed to.

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From August through December 2021, the CNTF met nine times, sought public input, prepared recommendations, and submitted the Final Report to the Board on December 30, 2021. The report recommended:

- Changing the names of both roadways, as well as alternate names for each
- That the Board consider providing financial assistance to those affected

On August 2, 2022, the Board directed County staff to prepare an item to rename both roadways – with Lee Highway to be changed to Route 29 and Lee-Jackson Memorial Highway to be changed to Route 50. On September 13, 2022, the Board adopted resolutions requesting that the Commonwealth Transportation Board (CTB) rename both roads accordingly. The CTB approved the renaming of both roads on May 24, 2023.

EQUITY IMPACT:

The sign replacement is an extension of the action taken by the Board of Supervisors on September 13, 2022, to request the renaming of Routes 29 and 50. The action to change the names of these roadways is intended to foster greater equity in Fairfax County.

FISCAL IMPACT:

The preliminary estimate for the design and replacement of overhead, mast arm-mounted and ground-mounted signs for Route 29 and Route 50 is \$1,350,000. As part of the *FY 2023 Third Quarter Review*, funding of \$1,400,000 was included to begin implementation of the replacement of signage and there is sufficient funding available in Project 2G40-204-000, Confederate Name Changes – Roads in Fund 30010, General Construction and Contributions.

Under the terms of the resolution adopted to change the road names, the County is responsible for the full cost of the renaming and the total project estimate. As a result, required funding may change. If additional funding is required, it will be addressed through subsequent budget processes.

CREATION OF POSITIONS:

No new positions will be created through this action.

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ENCLOSED DOCUMENTS:

Attachment 1: Agreement Execution Resolution for the Route 29 and Route 50 Signage Project

Attachment 2: Proposed Locally Funded Maintenance Project Administration Agreement (UPC 122973) for Route 29 and Route 50 Signage Project

STAFF:

Rachel Flynn, Deputy County Executive

Gregg Steverson, Acting Director, Fairfax County Department of Transportation (FCDOT)

Noelle Dominguez, Chief, Coordination and Funding Division (CFD), FCDOT

Ray Johnson, Chief, Funding Section, CFD

Smitha Chellappa, Senior Transportation Planner, CFD, FCDOT

Eric Teitelman, Chief, Capital Projects and Traffic Engineering Division, FCDOT

Neil Freschman, Chief, Traffic Engineering Section, FCDOT

Lisa Witt, Chief, Administrative Services, FCDOT

ASSIGNED COUNSEL:

John Dorsey, Assistant County Attorney

## RESOLUTION

AGREEMENT EXECUTION RESOLUTION  
A RESOLUTION FOR THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX,  
VIRGINIA  
FOR THE EXECUTION OF AN AGREEMENT FOR THE  
ROUTE 29 (FORMERLY LEE HIGHWAY) AND ROUTE 50 (FORMERLY LEE JACKSON  
MEMORIAL HIGHWAY) SIGNAGE PROJECT

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on Tuesday, February 6, 2024, at which meeting a quorum was present and voting, the following resolution was adopted:

**WHEREAS**, in accordance with the Commonwealth Transportation Board (CTB) construction allocation procedures, it is necessary that a resolution be received from the sponsoring local jurisdiction or agency requesting the Virginia Department of Transportation (VDOT) to establish a project(s), if not already established, in the County of Fairfax.

**NOW, THEREFORE, BE IT RESOLVED**, that the County of Fairfax requests the Commonwealth Transportation Board to establish a project(s), if not already established, for the funding of the Route 29 (formerly Lee Highway) and Route 50 (formerly Lee Jackson Memorial Highway) Signage project (VDOT Project #9999-029-631, UPC 122973) (“Project”).

**FURTHER BE IT RESOLVED**, that the County of Fairfax hereby agrees to provide its share of the local contribution, in accordance with the Project Administration Agreement (“PAA” attached) and associated financial documents (Appendix A and B), executed pursuant to this resolution.

**FURTHER BE IT RESOLVED**, that the Board of Supervisors of Fairfax County, Virginia, authorizes the Director of the Fairfax County Department of Transportation to execute, on behalf of the County of Fairfax, the PAA with the Virginia Department of Transportation, for the funding of the Project.

**ADOPTED** this 6<sup>th</sup> day of February, 2024

A Copy Teste:

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Jill G. Cooper  
Clerk for the Board of Supervisors

VDOT ADMINISTERED – LOCALLY FUNDED Project Administration Agreement  
 Locality: Fairfax County  
 Project Number: 9999-029-631 UPC: 122973

**VDOT ADMINISTERED – LOCALLY FUNDED  
 MAINTENANCE PROJECT ADMINISTRATION AGREEMENT—  
 Locality Funded Projects  
 On VDOT Highways/Roads**

Project Number	UPC	Local Government
9999-029-631	122973	Fairfax County

THIS AGREEMENT, made and executed in triplicate and effective as of the date of last execution below by and between the County of Fairfax, Virginia, hereinafter referred to as the LOCALITY and the Commonwealth of Virginia, Department of Transportation, hereinafter referred to as the DEPARTMENT. The DEPARTMENT and the LOCALITY are collectively referred to as the “Parties”.

WITNESSETH

WHEREAS, the funds as shown in Appendix A, have been allocated by the LOCALITY to finance this maintenance Project; and

WHEREAS, the LOCALITY has expressed its desire to have the DEPARTMENT administer the work as described in Appendix B utilizing the funds set out in Appendix A, and such work for each improvement shown is hereinafter referred to as the Project; and

WHEREAS, the LOCALITY has determined that the Project is an eligible use of the funds from the LOCALITY and has requested that the DEPARTMENT design and/or deliver this Project in accordance with the scope of work described in Appendix B, and the DEPARTMENT has agreed to perform such work; and

WHEREAS, both parties have concurred in the DEPARTMENT's administration of the Project identified in this Agreement and its associated Appendices A and B in accordance with applicable federal, state, and local law and regulations; and

WHEREAS, the LOCALITY's governing body has, by resolution, which is attached hereto, authorized its designee to execute this Agreement; and

WHEREAS, Section 33.2-338 of the *Code of Virginia* authorizes both the DEPARTMENT and the LOCALITY to enter into this Agreement and further, Item 458 of the Appropriation Act provides that the DEPARTMENT may assess and collect the costs of providing services to other entities, public and private, taking all actions necessary to ensure that all such costs are reasonable and appropriate, recovered, and understood as a condition to providing such service.

NOW THEREFORE, in consideration of the premises and mutual covenants and agreements contained herein, the Parties hereto agree as follows:

- A. The DEPARTMENT shall:

1. Complete said work as identified in Appendix B, advancing such diligently, and all work shall be completed in accordance with the schedule established by both Parties.
2. Perform or have performed, and remit all payments to contractors for, all preliminary engineering, right-of-way acquisition, construction/maintenance work, contract administration, and inspection services activities for the Project(s) as required.
3. Provide a summary of Project expenditures to the LOCALITY for charges of actual DEPARTMENT cost, to include third party costs as well as costs incurred by VDOT for its work and administration of this Agreement, along with status reports of the work performed, on a quarterly basis.
4. Notify the LOCALITY of additional Project expenses resulting from unanticipated circumstances and provide detailed estimates of additional costs associated with those circumstances. The DEPARTMENT will make all efforts to contact the LOCALITY prior to performing those activities.
5. Return any unexpended funds to the LOCALITY no later than 90 days after the Project(s) have been completed and final expenses have been paid in full.

B. The LOCALITY shall:

1. Provide all funds to the DEPARTMENT for Preliminary Engineering (PE) and Right-of-Way (ROW) and Maintenance/Improvement Work (MNIW) no later than 60 days after execution of this Agreement in the amounts shown, and pursuant to the conditions set forth, in Appendix A.
2. Accept responsibility for any additional Project costs resulting from unforeseeable circumstances, but only after concurrence of the LOCALITY and modification of this Agreement.
3. Accept responsibility for ensuring that the Project complies with the purposes set forth in federal, state and local laws and/or regulations for all sources of funding allocated by LOCALITY for the Project pursuant to this Agreement and satisfy any reporting and record-keeping requirements established by such laws and regulations.

C. Funding by the LOCALITY shall be subject to annual appropriation or other lawful appropriation by the Board of Supervisors. The Parties understand and agree that this Project and the Contract procured by VDOT pursuant thereto, shall be administered as task orders that will be based on annual appropriations by the Board of Supervisors and that the funding and scope of work relating to each annual appropriation shall be set out in a separate Appendix A and Appendix B,



respectively. By a valid delegation of authority, the Commissioner of Highways has authorized the District Engineer/Administrator of the DEPARTMENT'S Northern Virginia Construction District to execute this Agreement.

- D. The Parties mutually agree and acknowledge, in entering this Agreement, that the individuals acting on behalf of the Parties are acting within the scope of their official authority and the Parties agree that neither Party will bring a suit or assert a claim against any official, officer, or employee of either party, in their individual or personal capacity for a breach or violation of the terms of this Agreement or to otherwise enforce the terms and conditions of this Agreement. The foregoing notwithstanding, nothing in this subparagraph shall prevent the enforcement of the terms and conditions of this Agreement by or against either Party in a competent court of law.
- E. The Parties mutually agree that no provision of this Agreement shall create in the public, or in any person or entity other than the Parties, rights as a third party beneficiary hereunder, or authorize any person or entity, not a party hereto, to maintain any action for, without limitation, personal injury, property damage, breach of contract, or return of money, or property, deposit(s), cancellation or forfeiture of bonds, financial instruments, pursuant to the terms of this Agreement or otherwise. Notwithstanding any other provision of this Agreement to the contrary, unless otherwise provided, the Parties agree that the LOCALITY or the DEPARTMENT shall not be bound by any agreements between either party and other persons or entities concerning any matter which is the subject of this Agreement, unless and until the LOCALITY or the DEPARTMENT has, in writing, received a true copy of such agreement(s) and has affirmatively agreed, in writing, to be bound by such Agreement.
- F. Nothing in this Agreement shall be construed as a waiver of the LOCALITY's or the Commonwealth of Virginia's sovereign immunity.
- G. Should funding be insufficient and LOCALITY funds be unavailable, both Parties will review all available options for moving the Project forward, including but not limited to, halting work until additional funds are allocated, revising the project scope to conform to available funds, or cancelling the project.
- H. Should the project be cancelled as a result of the lack of funding by the LOCALITY, the LOCALITY shall be responsible for any costs, claims and liabilities associated with the early termination of any construction or MNIW contract(s) issued pursuant to this Agreement.
- I. Provided actual MNIW on any highway or other transportation facility has not commenced, this Agreement may be terminated by either party upon 60 days advance written notice. To the extent MNIW has commenced, this Agreement shall not be terminated until the MNIW is completed or the Parties have satisfied the provisions set forth in paragraphs G and/or H. Eligible expenses incurred through the date of any termination shall be reimbursed to the DEPARTMENT subject to the limitations established in this Agreement.

THE LOCALITY and DEPARTMENT acknowledge and agree that this Agreement has been prepared jointly by the parties and shall be construed simply and in accordance with its fair meaning and not strictly for or against any party.

THIS AGREEMENT, when properly executed, shall be binding upon both parties, their successors and assigns.

THIS AGREEMENT may be modified in writing upon mutual agreement of both parties.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, each party hereto has caused this Agreement to be executed and effective as of the last date of execution below.

**COUNTY OF FAIRFAX, VIRGINIA:**

\_\_\_\_\_

\_\_\_\_\_  
Typed or Printed Name of Signatory

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Date

NOTE: The official signing for the LOCALITY must attach a certified copy of his or her authority to execute this Agreement.

**COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION:**

\_\_\_\_\_  
District Engineer Northern Virginia District  
Commonwealth of Virginia  
Department of Transportation

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Witness

\_\_\_\_\_  
Date

**Attachments**


- Appendix A (UPC 122973)
- Appendix B (UPC 122973)



**Appendix B Relating to FY2023 Board of Supervisors Allocation**

**Project Number:** 9999-029-631 (UPC 122973)      **Locality:** Fairfax County

<b>Project Scope</b>
<p>The overall scope of the work to be performed pursuant to this Project is to design and construct replacement overhead, mast arm mounted and ground mounted guide signs for Lee Highway and Lee Jackson Memorial Highway renamings, as requested by the Fairfax County Board of Supervisors on September 13, 2022 and approved by the Commonwealth Transportation Board (CTB) on May 24, 2023. As set forth in § 33.2-213 of the <i>Code of Virginia</i> and specified in the CTB approval, the costs of producing, placing, and maintaining the signs for these renamings shall be paid by the locality in which they are located. This requirement is a condition precedent to these renamings and nothing set forth in this Agreement shall serve or be construed to relieve Fairfax County from this statutory and CTB requirement.</p>
<p>Locality Project Manager Contact Info: Neil Freschman    <a href="mailto:neil.freschman@fairfaxcounty.gov">neil.freschman@fairfaxcounty.gov</a>    703-877-5771                      Department Project Coordinator Contact Info: Anwar Ansari    <a href="mailto:anwar.ansari@vdot.virginia.gov">anwar.ansari@vdot.virginia.gov</a>    703-334-0204</p>

<b>Detailed Scope of Services</b>
<p>VDOT will administer, design and construct replacement overhead, mast arm mounted and ground mounted guide/wayfinding signs (as shown below) for the existing Lee Highway and Lee Jackson Memorial Highway signs. Lee Highway will be renamed as “Route 29” and Lee-Jackson Memorial Highway will be renamed as “Route 50” (Braddock, Providence, Springfield and Sully Districts) in accordance with the Fairfax County Board of Supervisors approval on September 13, 2022.</p>

<p><b>Design Phase</b> to include all engineering necessary to design and develop No-Plan Assembly design package for sign replacement pursuant to the federal Manual on Uniform Traffic Control Devices (MUTCD). This will include overhead guide signs, ground mounted guide signs and signal mast arm mounted overhead signs. The design is estimated to begin in Spring 2024.</p>
<p><b>Construction Phase</b> to include advertisement, award and administration of the construction or MNIW contract through project completion, acceptance and closeout in accordance with applicable VDOT policy and procedures. The construction is estimated to begin in Spring 2025.</p>
<p>(Continued)</p>

Producing, placing, and maintaining sign panels on post mounted street name signs (as shown below) as well as all associated costs will be the sole responsibility of LOCALITY (Fairfax County).



This attachment is certified and made an official attachment to this document by the parties of this Agreement

---

LPA Signature - Authorized Locality Official

---

Title

---

Date

---

VDOT District - Authorized Signature

---

Title

---

Date

CLOSED SESSION:

- (a) Discussion or consideration of personnel matters pursuant to Virginia Code § 2.2-3711(A) (1).
- (b) Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body, pursuant to Virginia Code § 2.2-3711(A) (3).
- (c) Consultation with legal counsel and briefings by staff members or consultants pertaining to actual or probable litigation, as identified below, where discussion in an open session would adversely affect the negotiating or litigating posture of the public body, as well as consultation with legal counsel regarding specific legal matters listed below requiring the provision of legal advice by such counsel, all as permitted by Virginia Code § 2.2-3711(A) (7) and (8).

1. *Claim Arising from death of Timothy Johnson on February 22, 2023*
2. *Authorization to File a Complaint Against Virginia Electric and Power Company (Dominion) Regarding Issues with Dominion's Billing and Customer Care Portal with the State Corporation Commission*
3. *Amazon Data Services Inc. v. Board of Supervisors of Fairfax County, Virginia, Case Nos. CL-2024-0000062, CL-2024-0000065, and CL-2024-0000068 (Fx. Co. Cir. Ct.)*
4. *Jay Riat, Building Official for Fairfax County, Virginia v. Hadrian Management Limited Liability Company, Case No. CL-2024-0000338 (Fx. Co. Cir. Ct.) (Braddock District)*
5. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Ana Maria Bacarreza, Juan Carlos Mendoza Villegas, and Jonathan Mendoza, Case No. (pending) (Fx. Co. Gen. Dist. Ct.) (Braddock District)*
6. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Dan Nguyen Crowley and Am N. Crowley, Case No. CL-2023-002966 (Fx. Co. Cir. Ct.) (Dranesville District)*

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7. *Jay Riat, Building Official for Fairfax County, Virginia v. Kurt Adam Janssen, Eric Janssen, and Bonnie Janseen*, Case No. CL-2024-0000339 (Fx. Co. Cir. Ct.) (Dranesville District)
8. *Jay Riat, Building Official for Fairfax County, Virginia v. Xin Yi Jia Trading, Inc.*, Case No. CL-2024-0000261 (Fx. Co. Cir. Ct.) (Franconia District)
9. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Maria Antonia Quintanilla Grande*, Case No. GV24-000702 (Fx. Co. Gen. Dist. Ct.) (Franconia District)
10. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Jaime E. Vargas*, Case No. GV24-000703 (Fx. Co. Gen. Dist. Ct.) (Franconia District)
11. *Jay Riat, Building Official for Fairfax County, Virginia v. Salvador Gutarra Juarez and Aurora Mariela Gutarra*, Case No. CL-2022-0001863 (Fx. Co. Cir. Ct.) (Mason District)
12. *Leslie B. Johnson, Fairfax County Zoning Administrator and Jay Riat, Building Official for Fairfax County, Virginia v. Oscar Maravilla*, Case No. CL-2022-0013794 (Fx. Co. Cir. Ct.) (Mason District)
13. *Jay Riat, Building Official for Fairfax County, Virginia v. Jose Jonis Alvarado Hernandez and Sandra Noemi Callejas Guillen*, Case No. CL-2024-0000260 (Fx. Co. Cir. Ct.) (Mason District)
14. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Branden Beasley*, Case No. CL-2024-0000097 (Fx. Co. Cir. Ct.) (Mount Vernon District)
15. *Jack Weyant, Property Maintenance Code Official for Fairfax County, Virginia v. Walter E. Huizenga*, Case No. GV22-015513 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)
16. *Jay Riat, Building Official for Fairfax County, Virginia v. Anchinesh Ejigu*, Case No. GV23-003451 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)
17. *Jay Riat, Building Official for Fairfax County, Virginia v. Ernst Friedrich Hunter*, Case No. GV23-011450 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)
18. *Leslie B. Johnson, Fairfax County Zoning Administrator v. Thomas John Kelly*, Case No. GV24-000704 (Fx. Co. Gen. Dist. Ct.) (Mount Vernon District)



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19. *Gabriel M. Zakkak, Property Maintenance Code Official for Fairfax County, Virginia v. Gregg Riddiford*, Case No. CL-2013-0015905 (Fx. Co. Cir. Ct.)  
(Providence District)
20. *Leslie B. Johnson, Fairfax County Zoning Administrator v. The Matthew Godek Trust Dated November 6, 2003*, Case No. GV24-000701 (Fx. Co. Gen. Dist. Ct.)  
(Springfield District)

**Intent to Defer to  
03/05/2024 at 3:30 p.m.**

Board Agenda Item  
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3:30 p.m.

Public Hearing on SE 2023-MV-00021 (Margaret Mwikali Mwongela and The Montessori School of Lorton LLC) to Permit a Home Day Care Facility, Located on Approximately 3,564 Square Feet of Land (Mount Vernon District)

This property is located at 8017 George Fox Pl., Lorton, 22079. Tax Map 107-4 (22) ((2)) 35A.

**PLANNING COMMISSION RECOMMENDATION:**

On December 6, 2023, the Planning Commission voted 11-0 (Commissioner Lagana was not present for the vote) to recommend to the Board of Supervisors approval of SE 2023-MV-00021, subject to the proposed development conditions dated November 22, 2023.

**ENCLOSED DOCUMENTS:**

Additional information available online at:

<https://www.fairfaxcounty.gov/planning-development/board-packages>

Planning Commission Meetings Video Archive available online at:

<https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives>

**STAFF:**

Suzanne L. Wright, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

Andrew Stone, Planner, DPD

**Intent to Defer to  
03/05/2024 at 3:30 p.m.**

Board Agenda Item  
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3:30 p.m.

Public Hearing on SE 2023-FR-00008 (Hirut Tesfaye/Yaya Family Childcare LLC) to Permit a Home Day Care Facility, Located on Approximately 1,700 Square Feet of Land (Franconia District)

This property is located at 6026 Kestner Cir., Alexandria, 22315. Tax Map 91-2 ((15)) (13) 27.

**PLANNING COMMISSION RECOMMENDATION:**

On December 14, 2023, the Planning Commission voted 10-0 (Commissioners Murphy and Shumate were absent from the meeting) to recommend to the Board of Supervisors approval of SE 2023-FR-00008, subject to the proposed development conditions dated November 29, 2023.

**ENCLOSED DOCUMENTS:**

Additional information available online at:

<https://www.fairfaxcounty.gov/planning-development/board-packages>

Planning Commission Meetings Video Archive available online at:

<https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives>

**STAFF:**

Suzanne L. Wright, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

Andrew Stone, Planner, DPD

Board Agenda Item  
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3:30 p.m.

Public Hearing on SE 2023-MA-00017 (Bradlick Subsidiary LLC) to Permit a Waiver of Sign Regulations to Permit an Increase in Sign Area and Height, by Replacing Two Existing Freestanding Pylon Signs, Located on Approximately 11.96 Acres of Land (Mason District)

This property is located at 6930 Bradlick Shopping Ctr., Annandale, 22003. Tax Map 71-4 ((1)) 27.

PLANNING COMMISSION RECOMMENDATION:

On December 6, 2023, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval of SE 2023-MA-00017, subject to the proposed development conditions dated November 17, 2023.

ENCLOSED DOCUMENTS:

Additional information available online at:

<https://www.fairfaxcounty.gov/planning-development/board-packages>

Planning Commission Meetings Video Archive available online at:

<https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives>

STAFF:

Suzanne L. Wright, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

William O'Donnell, Branch Chief, DPD

Board Agenda Item  
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3:30 p.m.

Public Hearing on SEA 2002-MA-020 (Board of Supervisors Fairfax County, Virginia and Global Signal Acquisitions IV, LLC) to Amend SE 2002-MA-020 Previously Approved for a Public Benefit Association and Telecommunications Facility with a Monopole on the Site of the Existing West Annandale Fire Station to Permit the Relocation of Telecommunication Equipment Storage and Associated Modifications to Site Design and Development Conditions, Located on Approximately 1.70 Acres of Land (Mason District) (Concurrent with 2232-2022-MA-00002).

This property is located at 8914 Little River Tpke., Fairfax, 22031. Tax Map 58-4 ((1)) 62.

PLANNING COMMISSION RECOMMENDATION:

On December 6, 2023, the Planning Commission voted 12-0 to recommend to the Board of Supervisors approval SEA 2002-MA-020, subject to the proposed development conditions dated November 20, 2023.

In a related action the Planning Commission voted 12-0 to approve application 2232-2022-MA-00002 based on the following findings and reasons:

- The proposed replacement fire station relocation and equipment compound of existing fire station facility, satisfy the criteria of general location or approximate location, character, and extent of the adopted Comprehensive Plan, as specified in the *Virginia Code* Section 15.2-2232, for the reasons set forth in the staff memorandum dated November 22, 2023.

ENCLOSED DOCUMENTS:

Additional information available online at:

<https://www.fairfaxcounty.gov/planning-development/board-packages>

Planning Commission Meetings Video Archive available online at:

<https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives>

STAFF:

Suzanne L. Wright, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

William O'Donnell, Branch Chief, DPD

Board Agenda Item  
February 6, 2024

3:30 p.m.

Public Hearing on RZ 2023-PR-00005 (8221 Old Courthouse Road, L.C.) to Rezone from C-3 to PRM District to Permit the Repurposing of an Office Building to Allow 55 Residential Units with an Overall Density of 27.5 Dwelling Units per Acre and Approval of the Conceptual Development Plan, Located on Approximately 2.00 Acres of Land (Providence District) (Concurrent with PCA 1997-PR-007 (RZPA 2023-PR-00036))

and

Public Hearing on PCA 1997-PR-007 (RZPA 2023-PR-00036) (8221 Old Courthouse Road, L.C.) to Amend RZ 1997-PR-007 Previously Approved for Office and Hotel Use to Permit the Deletion of the Office Land Area from the Rezoning, Located on Approximately 2.00 Acres of Land (Providence District) (Concurrent with RZ 2023-PR-00005)

This property is located at 8221 Old Courthouse Rd., Vienna, 22182. Tax Map 39-1 ((9)) 30B1.

This property is located on the S.E. corner of the intersection of Old Courthouse Rd. and Lord Fairfax Rd. in Vienna. Tax Map 39-1 ((9)) 30B1.

**PLANNING COMMISSION RECOMMENDATION:**

On December 6, 2023, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the following actions:

- Approval of PCA-1997-PR-007;
- Approval of RZ-2023-PR-00005 and the associated Conceptual Development Plan, subject to the execution of proffered conditions consistent with those dated November 21, 2023;
- Modification of subsection 5108.6.B(1)(a) of the Zoning Ordinance to reduce the transitional screening yard requirements along the southwestern corner portion of the property along Lord Fairfax Road from the required 25.0 feet to what is shown on the CDP/FDP plan; and
- Waiver of subsection 5108.6.C of the Zoning Ordinance for the barrier requirement along the southwestern corner portion of the property line along Lord Fairfax Road.

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In a related action, the Planning Commission voted 12-0 to approve FDP-2023-PR-00005.

ENCLOSED DOCUMENTS:

Additional information available online at:

<https://www.fairfaxcounty.gov/planning-development/board-packages>

Planning Commission Meetings Video Archive available online at:

<https://www.fairfaxcounty.gov/cableconsumer/channel-16/planning-commission-meetings-video-archives>

STAFF:

Suzanne L. Wright, Director, Zoning Evaluation Division, Department of Planning and Development (DPD)

Karen Yee, Planner, DPD

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4:00 p.m.

Public Hearing on a Proposed Zoning Ordinance Amendment Re: Outdoor Dining

ISSUE:

The proposed Zoning Ordinance amendment establishes outdoor dining as an accessory use to permit the continuation of the type of outdoor dining associated with a restaurant or other type of food establishment that was allowed during the COVID-19 Emergency. Specifically, the proposed amendment maintains the approach followed during the pandemic that permitted outdoor dining on private property by right, subject to standards, and introduces a new administrative permit process (AP) for outdoor dining in a parking lot.

PLANNING COMMISSION RECOMMENDATION:

On January 10, 2024, the Planning Commission held a public hearing and recommended to the Board the following actions:

- Voted 11-0 (Commissioner Shumate was absent from the meeting) to recommend to the Board of Supervisors the adoption of the staff-recommended standards for the proposed Zoning Ordinance Amendment titled “Outdoor Dining,” as set forth in the Staff Report dated December 15, 2023, and to become effective at 12:01 a.m., the day following adoption with a grace period until April 30, 2024, to allow existing outdoor dining setups to come into compliance with the new standards.
- Voted 8-2-1 (Commissioners Sargeant and Spain voted in opposition, Commissioner Ulfelder abstained, and Commissioner Shumate was absent from the meeting) on an amendment to the main motion to recommend the Board approve with no size limit on the outdoor dining.

A copy of the Planning Commission action with the amendment to the staff recommendation is available on the Planning Commission webpage under Planning Commission Actions and the link is provided as Attachment 2.

RECOMMENDATION:

The County Executive recommends adoption of the Zoning Ordinance Amendment regarding Outdoor Dining with an effective date of 12:01 a.m., the day following adoption with a grace period until April 30, 2024, to allow existing outdoor dining setups to come into compliance with the new standards. A comparison table that outlines the differences between the staff recommendation as set forth in the Staff Report dated



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December 15, 2023, the Planning Commission's recommendation, and the range of advertised options is enclosed for the Board's consideration. (See Attachment 3)

TIMING:

The Board authorized advertisement of the public hearings for this amendment on December 5, 2023; the Planning Commission public hearing was held on January 10, 2024, at 7:30 p.m.; and the Board of Supervisors public hearing is scheduled for February 6, 2024, at 4:00 p.m.

BACKGROUND:

The proposed amendment was carried over from the 2023/2024 Zoning Ordinance Work Program (ZOWP) and is currently identified on the FY 2024/2025 ZOWP (Topic #9) as a First-Tier item. The ZOWP directed staff to consider ways to allow continuation of outdoor dining permitted in parking areas during the COVID-19 Emergency.

Existing Zoning Ordinance Regulations: The Zoning Ordinance currently does not define "outdoor dining," but the term is commonly used in conjunction with "outdoor seating," which is considered an accessory use that is permitted by right in all districts that allow restaurants and craft beverage production establishments. While parking previously was required for outdoor seating areas exceeding a certain number of seats, the recently adopted Parking Reimagined amendment (effective January 1, 2024) removed the requirement for separate parking for outdoor seating, which provides greater flexibility for restaurants and other food establishments to provide outdoor dining.

Uncodified Ordinance: The uncodified ordinance to assure continuity in Fairfax County Government in response to the COVID-19 pandemic (the Uncodified Ordinance) was initially adopted on July 14, 2020, and was amended by the Board on July 27, 2021. This ordinance allows for the establishment of outdoor dining under certain conditions, without necessitating individual approvals. The Uncodified Ordinance applies to existing restaurants, food establishments, food courts, breweries, microbreweries, distilleries, wineries, or tasting rooms that were permitted either by right, or through a proffered condition, special exception, special permit, or other development approval. It is applicable solely to establishments already approved to operate with a Nonresidential Use Permit/Certificate of Occupancy and a Food Establishment Permit.

Most programs permitted under the Uncodified Ordinance are set to expire by March 1, 2024, due to the Board's declaration of the end of the COVID-19 emergency on March 1, 2023. The proposed Zoning Ordinance amendment would establish outdoor dining as a permanent option.

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Proposed Regulations: A summary of the proposed amendment is provided below:

- Adds a new definition describing “outdoor dining” as an outdoor seating area intended solely for the consumption of food and beverages, is served by an adjoining food establishment, does not include permanent structures, and is outside the confines of the principal structure.
- Classifies outdoor dining as an accessory use to existing food establishments such as restaurants, carryout restaurants, restaurants with drive-through, craft beverage production establishments, and prohibits permanent outdoor structures from being considered under such use.
- Allows the following:
  - Outdoor dining in all zoning districts as an accessory use to approved food establishments, unless expressly prohibited by any applicable proffered condition, development condition, or special permit or special exception approval.
  - Permits outdoor dining on impervious areas of private property where food establishments are permitted, in areas such as the sidewalk or patio.
  - Permits outdoor dining in the parking lot with the approval of an administrative permit with a \$205 application fee (with an advertised range from \$100 to \$205).
- Limits the size of the outdoor dining area to an area equal to or less than 50 percent of the indoor dining floor area of the food establishment (with the following advertised options: Option 1: no size limit on outdoor dining area; Option 2: a minimum of 250 square feet or a percentage of the indoor dining area (a range from 25 percent to 75 percent), whichever is greater; Option 3: when outdoor dining is in parking lots a range from 500 square feet to 1,000 square feet).
- Prohibits the outdoor dining area from obstructing any fire equipment, building entrance or exit, and any other area marked or designated for emergency egress, ADA accessibility, or pedestrian passage on any trail or sidewalk.
- Requires that the hours of operation generally conform to the business hours of the principal use (with an advertised option that outdoor dining may not occur before 7:00 AM or after 10:00 PM when located directly adjacent to or abutting single family development or as otherwise approved by the Board in conjunction with a rezoning or other action before the Board).
- Requires the use to be subject to all applicable provisions of the County Code, as well as all state and federal codes.

Existing outdoor dining setup with a valid zoning approval and that is shown on a site plan is not subject to the proposed standards. A copy of the staff report and proposed text is included as Attachment 1.

Outreach: Staff conducted multiple outreach meetings to solicit input on the proposed amendment and to ensure that it addresses potential impacts related to noise, safety, pedestrian access, accessibility, and equity. The proposed amendment has been

presented to various committees and organizations, including the Board's Land Use Policy Committee, the Planning Commission's Land Use Process Review Committee, and representatives of shopping center owners, restaurant owners, and various associations and stakeholders.

EQUITY IMPACT:

The proposed amendment generally has the potential to advance equity by expanding the opportunity to provide additional outdoor dining areas to all food establishment operators, resulting in uniform treatment of establishments regardless of the size of their establishment. This positively impacts equity and aids in the placemaking of various neighborhoods by activating public spaces in alignment with One Fairfax Area of Focus 11. The proposed amendment is not a change from the current practice allowed by the Uncodified Ordinance; codifying the standards will continue the trend of providing pleasant outdoor dining experiences that can be enjoyed by County residents and visitors.

REGULATORY IMPACT:

The proposed amendment includes new definitions and regulations that permit the continuation of outdoor dining by right on impervious areas, such as existing patios or sidewalks of private properties, and allow outdoor dining in parking lots with the issuance of an administrative permit by the Zoning Administrator. The proposed amendment aims to streamline the process to add outdoor dining to existing food establishments and provide additional flexibility for outdoor dining setups. Consistent with the review of other administrative permits, staff will carefully assess the location, outdoor dining layout, hours of operation, parking, pedestrian access, safety, occupancy, and other applicable code requirements to ensure the protection of outdoor dining patrons, pedestrians, and adjacent businesses and properties from any potential adverse effects of outdoor dining activities. The Zoning Administrator may revoke the permit at any time for failure to comply with all outdoor dining standards or other regulations including, but not limited to, applicable provisions of the County Code or federal or state codes.

FISCAL IMPACT:

The proposed amendment includes the addition of a new administrative permit process for outdoor dining located in parking lots. The process will involve a one-time application fee of \$205, which is the general fee for administrative permits. Depending on the number of establishments that may choose to offer outdoor dining in the parking area, as opposed to the patio or sidewalk, a slight increase in General Fund revenue is anticipated. Staff will monitor revenues and determine if a revenue adjustment is necessary as part of a future budget process.

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ENCLOSED DOCUMENTS:

Attachment 1 – [Staff Report](#)

Attachment 2 – [Planning Commission Action](#)

Attachment 3 – Comparison Table of staff's recommendation, advertised options and  
Planning Commission recommendation

Attachment 4 – [Uncodified Ordinance](#)

STAFF:

Rachel Flynn, Deputy County Executive

Tracy Strunk, Director, Department of Planning and Development (DPD)

Leslie B. Johnson, Zoning Administrator, DPD

William Mayland, Assistant Zoning Administrator, DPD

Casey Judge, Deputy Zoning Administrator, DPD

Lily Yegazu, Principal Planner, DPD

ASSIGNED COUNSEL:

Kristen Kanaskie, Assistant County Attorney

Laura S. Gori, Senior Assistant County Attorney

Outdoor Dining Zoning Ordinance Amendment - Comparison Table of Options and Recommendations

The proposed amendment has been advertised to include options related to the size of the outdoor dining, hours of operation, and the administrative permit fee for the Board’s consideration. The following table details the staff recommendation, the advertised options, and the Planning Commission recommendation.

<i>Topic</i>	<i>Staff Recommendation</i>	<i>Advertised Options</i>	<i>Planning Commission Recommendation</i>
<i>Size of Outdoor Dining</i>	The outdoor dining area for any single food establishment may not exceed an area equal to 50 percent of the indoor dining floor area of the establishment. Additionally, for any outdoor dining area serving multiple establishments, the total area devoted to outdoor dining may not exceed an area equal to 50 percent of the total combined indoor dining floor area for all establishments.	<p><b>Option 1:</b> no size limit on outdoor dining area (including both by right outdoor dining and outdoor dining in parking areas requiring an administrative permit).</p> <p><b>Option 2:</b> a minimum of 250 square feet or a percentage of the indoor dining area (a range from 25 percent to 75 percent), whichever is greater.</p> <p><b>Option 3:</b> when outdoor dining is in parking lots, a range from 500 square feet to 1,000 square feet.</p>	Adopt Option 1
<i>Hours of Operation</i>	The hours of operation must generally conform to the business hours of the principal use.	<b>Option:</b> Outdoor dining may not occur before 7:00 a.m. or after 10:00 p.m. when located directly adjacent to or abutting a single-family development or as otherwise approved by the Board in conjunction with a rezoning or other action before the Board.	Adopt Staff Recommendation
<i>Administrative Permit Fee</i>	\$205	<b>Option:</b> Range of \$100 - \$205	Adopt Staff Recommendation