

PROGRAM ELEMENTS		
	Homelessness	Waiting Lists
Potential County Funding in FY 2011: \$4,118,400	\$842,400	\$3,276,000
FY 2011 Performance Metrics	<ul style="list-style-type: none"> 30 homeless families and 18 homeless individuals housed in new housing first opportunities 	<ul style="list-style-type: none"> 364 households served from Fairfax County affordable housing waiting lists, including HCD, Shelters, and CSB. A total of 10 percent of funds will be reserved for projects serving CSB-eligible households; an additional 10 percent will be reserved for projects serving those with physical or sensory disabilities.
Applicable Housing Blueprint Goals	<ul style="list-style-type: none"> To end homelessness in 10 years 	<ul style="list-style-type: none"> To reduce the waiting lists for affordable housing by half in 10 years
Target Population	<ul style="list-style-type: none"> Individuals and families currently homeless in Fairfax County with extremely low-incomes (30 percent of the Area Median Income (AMI) and below, adjusted for household size) 	<ul style="list-style-type: none"> Households earning very low (50 percent of AMI) and extremely low-incomes who are on the waiting lists managed by the Fairfax County Redevelopment and Housing Authority (FCRHA), the Community Services Board (CSB), the Office to Prevent and End Homelessness (OPEH), or persons on the shelter waiting list. Applicants will have access to a process that refers eligible households from the respective Fairfax County affordable housing waiting list(s).
Eligible Activities	<p>Non-profit organizations applying to use Bridging Affordability funding to serve homeless individuals and families may propose <i>any one or combination</i> of the following eligible activities:</p> <ul style="list-style-type: none"> Long-term rental subsidies to provide permanent housing for homeless families and individuals. Non-profits may use the funds to <i>either</i> rent a unit on the private market or to provide a subsidy in a unit owned by the applicant, another non-profit, or the FCRHA. The subsidy will pay no more than the lower of the contract rent or the HUD-determined Fair Market Rent (FMR), depending on a rent reasonableness determination. Funds may be used to subsidize rents in both traditional leasing situations as well as in supportive shared housing. Group homes providing new housing opportunities for chronically homeless individuals will also be considered for subsidy, depending on project feasibility. Organizations using funding to subsidize their own units <u>must</u> demonstrate that the subsidy will allow them to re-purpose their units to create <u>new housing opportunities</u> for homeless persons or allow a household to avoid eviction. Bridging Affordability funds may not be used to simply raise rental revenue for the applicant. Participating organizations will be expected to directly provide, or have a memorandum of understanding with a third party to provide, supportive services appropriate to the populations proposed to be served. Short-term emergency subsidies for very low- and extremely low-income households at risk of eviction from rental housing. Assistance may be provided for up to nine months. The subsidy may pay no more than the lower of the contract rent or the HUD FMR. Organizations must link to the existing emergency rental assistance program managed through Fairfax County’s Coordinated Services Planning (CSP) system, to prevent the payment of multiple subsidies. Capital for acquisition of units specifically to create permanent housing opportunities for homeless individuals and families. Funding may be used to 1) acquire units to be leased to income-eligible families or singles; or 2) to acquire units for use as shared supportive housing and group homes at a price at or below the appraised value. Participating organizations will be expected to directly or indirectly provide supportive services appropriate to the populations proposed to be served. Bridging Affordability funds may be used in combination with NSP, CDBG, HOME or other similar funding. 	<p>Non-profit organizations applying to use Bridging Affordability funding to serve individuals and families currently on the county’s waiting lists may propose to do <i>one or both</i> of the following eligible activities:</p> <ul style="list-style-type: none"> Long-term rental subsidies for households to come off the county’s waiting lists and into privately-owned, permanent affordable housing. Non-profits may use the funds to <i>either</i> subsidize client rents in market-rate units <i>or</i> to subsidize rents in units owned by the applicant, another non-profit, or the FCRHA. The subsidy will pay the no more than the lower of the contract rent or the HUD-determined Fair Market Rent (FMR), depending on a rent reasonableness determination. In any case, residents in units subsidized with Bridging Affordability funds shall pay 30 percent of their incomes for rent and utilities. No additional rental subsidy payments from sources other than Bridging Affordability funds will be permitted. Funds may be used to subsidize rents in both traditional leasing situations as well as in supportive shared housing. Group homes will also be considered for subsidy, depending on project feasibility. Ten percent of the funds are reserved for projects serving CSB service-eligible households; an additional 10 percent of the funds are reserved for projects serving persons with physical or sensory disabilities. Participating organizations will be expected to directly provide, or have a memorandum of understanding with a third party to provide, supportive services to the populations proposed to be served, as appropriate and necessary. Must result in a reduction of waiting lists. Capital for acquisition of units to create permanent affordable housing dedicated to serving households coming off of the county’s waiting lists. Funding may be used to 1) acquire units to house income-eligible families and singles; or 2) to acquire units for use as shared supportive housing and group homes by persons with disabilities at or below the appraised value. Participating organizations will be expected to directly or indirectly provide supportive services, as appropriate and necessary, to the populations proposed to be served. Bridging Affordability funds may be used in combination with NSP, CDBG, HOME or other similar funding.
Basic Program Requirements	<ul style="list-style-type: none"> Participating households would be expected to pay 30 percent of income for rent and utilities. Units subsidized would be inspected up-front and annually by HCD to ensure compliance with Housing Choice Voucher Housing Quality Standards. Proposed housing programs must comply with Fair Housing, and otherwise comply with all other applicable federal, state and local legal, regulatory and zoning requirements. All projects/units must be in Fairfax County (including the Towns of Herndon, Vienna and Clifton) and must comply with all zoning, occupancy and land use requirements. All projects/units must serve only households that meet the Bridging Affordability target population criteria. Must be no identity of interest between an applicant’s Board members and/or staff and projects/units subsidized. Homeless beneficiaries may be referred for housing via the HOST/Housing Locator program or from the county waiting lists. All other beneficiaries must be referrals from the county waiting lists. Applicants may apply for a mix of funding (Homeless/Waiting Lists) and/or a mix of eligible activities. 	

APPLICATION AND ADMINISTRATION ELEMENTS

	Homelessness	Waiting Lists
Service Expectations	Organizations proposing to serve homeless populations will be expected to include in their application a plan to provide wrap-around services to residents of subsidized units. A selection priority will be given to applicants who either 1) demonstrate a capacity and commitment to directly deliver wrap-around services; or 2) have a memorandum of understanding in place with a third-party organization to provide wrap-around services. Preference will be given to applicants who provide assistance to individuals and households in searching for and locating appropriate rental housing.	A preference will be given to organizations which propose to provide services as needed to residents of subsidized units. This may include supportive services for persons with disabilities, and services and training aimed at moving to self-sufficiency for households able to work. Preference will be given to applicants who provide assistance to individuals and households in searching for and locating appropriate rental housing.
Leveraging Expectation	<ul style="list-style-type: none"> • <i>Long-term rent subsidy model:</i> Applicants are expected to leverage \$3 in non-county funds for every \$1 in county funds granted. Applicants may use a combination of direct and indirect resources to leverage non-county funds. Alternatively, applicants may propose to use units they own/lease as leverage, so long as those units are leased to homeless individuals and families, <i>and</i> represent new housing opportunities for the homeless. In addition, applicants may use the provision of supportive services for residents of subsidized units to leverage non-county funds. • <i>Short-term emergency subsidy model:</i> Contributions from the non-profit and resources generated through fund-raising will be considered leverage. • <i>Capital acquisition model:</i> \$3 in non-county funds for every \$1 in county funds granted. 	<ul style="list-style-type: none"> • <i>Long-term rent subsidy model:</i> Applicants are expected to leverage \$3 in non-county funds for every \$1 in county funds granted. Applicants may use a combination of staff and cash resources to leverage non-county funds. Alternatively, applicants may propose to use units they own or lease as leverage, so long as those units are leased to households coming off of the county's waiting lists for affordable housing. In addition, applicants may use the provision of supportive services for residents of subsidized units to leverage non-county funds. • <i>Capital acquisition model:</i> \$3 in non-county funds for every \$1 in county funds granted.
Funding Terms	Allocations are made annually, and are subject to appropriations. Awardees have three years to expend the funds. Regular reporting will be required.	
Administrative Costs	<ul style="list-style-type: none"> • <i>Long-term and short-term emergency subsidy models:</i> Non-profits may use up to 5 percent of grant amount for administrative costs • <i>Capital acquisition model:</i> 5 percent of total grant to be paid at closing to the non-profit • <i>FCRHA/HCD:</i> Administrative costs of \$175,000 for contract management, monitoring, reporting, payments/draws, accounting, and up-front/annual inspections to ensure housing quality standards. 	
Eligible Applicants	<ul style="list-style-type: none"> • Designated as a 501(c)(3) organization by the Internal Revenue Service. • Demonstrated successful track record in owning and managing real estate and/or providing rental assistance in Fairfax County. • A current sound financial condition, this includes no properties in foreclosure or not meeting zoning/Housing Quality Standards. Non-profits will be required to provide the last three (3) years annual audited financial statements and auditor's opinion and management letter, if issued. Audits must be conducted by an independent licensed certified public accountant. • Must have a track record of maintaining accurate tenant files, i.e. no compliance issues with any federal, state, or local government regarding program funding. Tenant files must be maintained according to Bridging Affordability guidelines provided and available for audits upon request. Recipients of assistance must meet legal status, county residency, occupancy, fair housing, and rent reasonableness requirements. • Strong experience in working with extremely low-income households, the homeless, elderly, and persons with disabilities. • Organizations requesting funding for <i>homelessness</i> shall commit to entering into a formal agreement with the county to participate in the HOST/"Housing Locator" program. Organizations requesting funding to <i>reduce the waiting lists</i> shall commit to entering into a formal agreement with the county to provide housing opportunities to households on the county's affordable housing waiting lists. Must have a written Administrative Plan for the use of Bridging Affordability funds reflective of these commitments. • Experience with maintaining units according to federal guidelines. • Organization will comply with Fairfax County, Virginia and federal conflict of interest requirements (including Title 24 CFR Part 570.611). 	
Basic Selection Criteria and Preferences	<ul style="list-style-type: none"> • Proposals must demonstrate a realistic plan to achieve the FY 2011 performance metrics, as described above and established in the Housing Blueprint. • 10 percent of the Bridging Affordability funds are reserved for providing housing opportunities for individuals otherwise eligible for CSB services. Another 10 percent of the funding will be reserved for projects serving those with physical or sensory disabilities. This is in addition to Bridging Affordability funds specifically targeting homeless individuals and families. • Proposals must include a statement concerning the long-term sustainability of the applicant's proposed program. • Priority will be given to proposals that leverage private/federal/state funding; involve the community; provide a bridge to self-sufficiency; link services; and demonstrate creativity. • Priority will be given to proposals that target CSB-eligible persons and others with disabilities, the homeless, households with extremely low-incomes, and low-income seniors. Applicants are expected to clearly define the population(s) they intend to serve. • Priority will be given to proposals that affirmatively further fair housing. • Priority will be given to applications that will result in the reduction of the waiting lists (if applying for such funding). 	
Process and Timing	<ul style="list-style-type: none"> • Request for Proposals process managed through the Department of Purchasing and Supply Management • Solicitation period: Summer 2010; awards in Early Fall 2010 • Applicants are not limited in applying to only one component of the Bridging Affordability program and may propose an approach that addresses both components of the program. 	
Definitions	<ul style="list-style-type: none"> • Definitions are in development for the following terms: "homeless", "participation in HOST", "CSB-eligible", "affirmatively further fair housing". 	