



“Bridging Affordability” Program
A New Partnership

Non-Profit Dialogue

May 3, 2010



About the “Bridging Affordability” Program

- The Board included \$4 million in FY 2011 budget for the Bridging Affordability program
- Part of the Housing Blueprint
- Addresses Blueprint goals to
 - End Homelessness in 10 years
 - Cut the county’s waiting lists in half in 10 years

Bridging Affordability Funds in FY 2011

- Homelessness:
\$842,400

- Waiting lists:
\$3,276,000

\$4,118,400

FY 2011 Performance Metrics

- **Homelessness:**

- 30 homeless families
- 18 homeless individuals

- **Waiting lists:**

- 364 households from FCRHA/CSB/shelter waiting lists
- 10% of funds for projects serving CSB-eligible clients; 10% for persons with physical/sensory disabilities

Target Populations

- **Homeless:** Extremely low-income Individuals/families how are currently homeless in Fairfax County
- **Waiting lists:** Very low- and extremely low-income households on FCRHA/CSB/OPEH/Shelter waiting lists

Eligible Activities - *Homelessness*

- **Long Term Rental Subsidies**

- Rent unit on market *or* use to subsidize unit owned by applicant/other non-profit/FCRHA
- Subsidy pays up to lower of contract rent and HUD FMR
- Traditional leases, supportive shared housing, potentially group homes
- Must create new housing opportunity for homeless, and include service component

Eligible Activities – *Homelessness*

(continued)

● Short-Term Emergency Rental Subsidies

- For very low- and extremely low-income households at risk of eviction
- Assistance may be provided up to 9 months
- Must link to existing CSP emergency rental assistance system

Eligible Activities – *Homelessness*

(continued)

● Capital for acquisition of units

- To create permanent housing opportunities for homeless individuals and families
- Units acquired may be leased to homeless individuals and families – *or* – for supportive share housing and group homes
- Must include service component
- May combine CDBG, HOME, NSP or other similar funding

Eligible Activities – *Waiting Lists*

- **Long Term Rental Subsidies**

- Rent unit on market *or* use to subsidize unit owned by applicant/other non-profit/FCRHA
- Subsidy pays up to lower of contract rent/HUD FMR
- Traditional leases, supportive shared housing, potentially group homes
- 10% of funds for project serving CSB-eligible clients; 10% for projects serving persons with physical/sensory disabilities
- Must include service component as appropriate/necessary

Eligible Activities – *Waiting Lists*

(continued)

● Capital for acquisition of units

- To create permanent affordable housing dedicated to households coming off county waiting lists
- Units acquired may be leased to homeless individuals and families – *or* – for supportive share housing and group homes
- Units must be purchased at or below appraised value
- Must include service component as appropriate/necessary
- May combine CDBG, HOME, NSP or other similar funding
- May apply for a mix of funding and/or activities

Basic Program Requirements

- **Rents:** Households expected to pay 30% of income for rents/utilities
- **Housing Quality:** Units inspected up-front/annually
- **Legal:** Projects must comply with Fair Housing, other applicable legal standards

Basic Program Requirements (continued)

- **Location/Regulatory:** Projects must be in Fairfax County, comply with zoning, occupancy, land use requirements
- **Conflict of Interest:** No conflict of interest between applicant Board/staff and units subsidized.
- **Referrals:** Homeless may be referred via HOST/Housing Locator System or waiting lists; all others to be referred from waiting lists

Service Expectations – *Homelessness*

- Organizations proposing to serve homeless populations ***expected*** to include wrap-around services
- Priority for applicants who either
 - Demonstrate capacity and commitment to deliver services *or*
 - Have MOU in place with third-party service provider
- Preference for applicants who propose to assist households in searching for/locating appropriate housing

Service Expectations – *Waiting Lists*

- Preference for applicants proposing to provide services as needed, such as
 - Supportive services for persons with disabilities
 - Services/training aimed at moving to self-sufficiency for households able to work
- Preference for applicants proposing to assist households in searching for/locating appropriate housing

Leverage Expectations – *Homelessness*

- **Long-term rent subsidy:** \$3 in non-county funds for every \$1 in county funds invested.
 - May use combination of direct and indirect resources as leverage, including the provision of services. May also use own units as leverage, so long as the units are new housing opportunities for the homeless or to help avoid eviction.
- **Short-term emergency subsidy:** Contributions from applicant/fundraising considered leverage.
- **Capital acquisition:** \$3 in non-county funds for every \$1 in county funds invested.

Leverage Expectations – *Waiting Lists*

- **Long-term rent subsidy:** \$3 in non-county funds for every \$1 in county funds invested.
 - May use combination of direct and indirect resources as leverage, including the provision of services. May also use own units as leverage, so long as the units are leased to households coming off the waiting lists.
- **Capital acquisition:** \$3 in non-county funds for every \$1 in county funds invested.

Funding Terms and Administrative Costs

- **Funding Terms:**

- Annual allocations, subject to appropriations
- Awardees have 3 years to spend funds
- Regular reporting required

- **Administrative Costs:**

- **Long/Short-term rent subsidies:** Up to 5% of grant amount
- **Capital acquisition:** 5% at closing
- **FCRHA:** \$175,000 for contract management, monitoring, reporting, inspections, etc.

Eligible Applicants

- Applicants may apply for both homelessness and waiting list funding
- Must be 501(c)(3) non-profits
- Sound financial condition
- No compliance issues with public funding
- Strong experience working with public funding
- Experience maintaining units to federal guidelines
- Comply with all conflict of interest requirements

Eligible Applicants (continued)

- Applicants for:
 - **Homelessness** funding must be willing to formally participate in the HOST/Housing Locator system.
 - **Waiting list** funding must be willing to enter into a formal agreement with the county concerning the referral of households to available housing.
- Proposals must include a written Administrative Plan reflective of above commitments.

Basic Selection Criteria and Preferences

- Proposals must include a realistic plan to achieve FY 2011 performance metrics
- 10 percent of funding reserved for projects serving CSB-eligible households; an additional 10 percent is reserved for projects serving persons with physical/sensory disabilities
- Proposals must include a written statement concerning the long-term sustainability of proposed program.

Basic Selection Criteria and Preferences (continued)

- Priority for proposals that:
 - Leverage non-county funding, link services, demonstrate creativity
 - Target persons with disabilities, homeless, extremely low-income, low-income seniors
 - Affirmatively further fair housing

Process and Timing

- RFP process managed by county Purchasing Department
- Solicitation period: Summer 2010
- Anticipated awards: Early Fall 2010

End

- **Questions**
- **Comments**