

1.0	PHA Information PHA Name: <u>Fairfax County Redevelopment and Housing Authority</u> PHA Code: <u>VA019</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,065</u> Number of HCV units: <u>3,527</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
					PH HCV
	PHA 1:				
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.				

9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community

service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing**).

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm

Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund*

Program Annual Statement/Performance and Evaluation (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Submission.

The FCRHA has revised its PHA Plan in the following areas:

1. In the Public Housing and Housing Choice Voucher programs, the FCRHA has further clarified the eligibility criteria it uses to screen live-in aides. See Section 6.0.1.
2. In the Public Housing and Housing Choice Voucher programs, the FCRHA has clarified that applicants are not required to meet all of the FCRHA's preferences to be placed on its waiting lists, but families will be ordered by preference and date and time of application, provided the household is within the income limits for the program to which they are applying. The FCRHA will also continue to evaluate its local preferences for serving families in both programs to ensure they reflect local housing needs, including refining and simplifying the process for accepting Homeless preference referrals and creating a link between Bridging Affordability and the Housing Choice Voucher and Public Housing programs. Bridging Affordability is a local rental assistance program that provides up to three years of rental assistance to homeless individuals and families and households on the county's affordable housing waiting lists. See Section 6.0.1.
3. In the Public Housing and Housing Choice Voucher programs, the FCRHA has temporarily adopted a change to its admissions preferences due to current economic conditions, particularly in the job market (Resolution 14-10; adopted March 4, 2010). This change temporarily reduces the number of hours required to meet the working preference from thirty (30) hours to a minimum of twenty (20) hours per week. This change is scheduled to expire on May 1, 2012, at which time the working preference will revert back to thirty (30) hours per week. However, the FCRHA will reevaluate the hourly requirement prior to the expiration of the policy, to determine if the 20-hour requirement continues to be a more appropriate working expectation. This change will not affect the community service threshold in the Public Housing program, which will continue to require those working less than 30 hours per week to perform community service each month. See Section 6.0.1.
4. The FCRHA is creating a new Asset Management Division, which will focus on financial performance, overall condition, capital improvements and accountability. See Section 6.0.4.
5. The FCRHA has updated its safety and crime prevention measures and will begin consulting with the Resident Advisory Council (RAC) to develop a method for more effectively soliciting feedback from Public Housing residents. See Section 6.0.8.
6. In order to further inform Housing Choice Voucher participants and landlords, Public Housing residents, and program applicants of their Violence Against Women Act (VAWA) rights and obligations, the FCRHA is examining approaches for providing additional resources and notifications beyond those already developed to meet federal VAWA compliance requirements. Additionally, the FCRHA does not require victims to document that they have taken action against their abuser in order to consider a VAWA request. Victims must provide documentation in accordance with 24 CFR 5.2007(b) and the language referring to taking action against the abuser has been removed. See Section 6.0.13.
7. Since submitting its last Annual Plan, the FCRHA has awarded 33 new project-based vouchers, including three Veteran's Affairs Supported Housing (VASH) project-based vouchers. The FCRHA also changed its project-based voucher scoring criteria, by removing the *Amenities & Housing Quality Standards (HQS)* criterion (formerly worth up to five points) and increasing the total possible points for the *Site and Community Amenities* criterion by five points. However, the

FCRHA does continue to require HQS compliance prior to approving any unit for a project-based voucher. See Section 7.0.

8. The FCRHA no longer offers the following homeownership programs:
 - a. Sponsoring Partnerships and Revitalizing Communities (SPARC). The state housing finance agency, the Virginia Housing and Development Authority (VHDA), has discontinued this program.
 - b. Resident Opportunity and Self-Sufficiency (ROSS) Family and Homeownership Program. Federal funding for this initiative is no longer available.
 - c. Silver Lining Initiative. The program has ended and federal HOME funds under this program have been reallocated.Descriptions of these programs have been removed from Attachment A.
9. Originally created as a pilot program, the FCRHA has permanently reserved up to 25 Housing Choice Vouchers for the Housing Choice Voucher Homeownership Program. See Attachment B.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

The Five-Year and Annual Plan may be obtained at the FCRHA's main administrative office (3700 Pender Drive, Fairfax, VA 22030), at the County's South County Government Center Office location (8350 Richmond Highway, Suite 527, Alexandria, VA 22309) as well as at each Asset Management Project (AMP) office location. These include Greenwood Apts, Rosedale Manor, Old Mill, West Ford, Ragan Oaks, Barros Circle, West Glade, Kingsley, Robinson Square and Murraygate Villages. Copies of the approved plans are also provided to each of the Resident Advisory Council members.

Information regarding any activities outlined in this plan including supporting documents can be obtained by contacting the FCRHA's main administrative office at 3700 Pender Drive, Fairfax, VA 22030, Attn: Senior Program Manager, Rental Services Division, or via phone at 703-246-5152.

The plan is also available for review on the FCRHA web site: www.fairfaxcounty.gov/rha. A public hearing was held on January 19, 2012.

Staff met with the Resident Advisory Council (RAC) at various meetings from September 2011 to December 2011. The RAC's comments are attached as Attachment E.

6.0.1 Eligibility, Selection, and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Eligibility

Eligibility for admission to public housing is determined when families have been screened for eligibility for placement on the suspense list.

The PHA uses the following criteria for screening applicants:

- a. Criminal or Drug-related activity to the extent required by law or regulation including criminal records from local and state law enforcement agencies;
- b. Rental history;

- c. Credit reports; and
- d. Tenant checks to determine if the applicant owes money to another Housing Authority.

The PHA uses the following criteria for screening live-in aides:

- a. Criminal or Drug-related activity to the extent required by law or regulation including criminal records from local and state law enforcement agencies;
- b. Tenant checks to determine if the live-in aide owes money to another Housing Authority;
- c. Verification that the live-in aide is 18 years of age or older and is an eligible citizen or non-citizen;
- d. Not a pre-existing household member;
- e. Meets HUD's citizenship or eligible immigration criteria; and
- f. Is only in the unit to provide supportive services and certifies to these services on an annual basis.

Waiting List

The PHA provides community-wide options through the use of three service area lists (Area I – South County, Area II – Central County, and Area III – North County).

When the waiting list is open, interested persons may apply at the PHA main administrative office, the Fairfax County South County Government Center office, through computer kiosks at various public sites throughout the County, and through the PHA's web site, www.fairfaxcounty.gov/rha.

Unit Offer

When an applicant reaches the top of the suspense list for that area and bedroom size, he/she is offered the next vacant unit. An applicant will be removed from the waiting list if the applicant rejects any unit offer without good cause. Good cause would be if an applicant declines a unit for a valid reason, such as medical (i.e., unable to climb stairs), if the unit is too far from employment, or due to special education needs of a dependent. The next unit offer will meet the applicant's need but if it is declined, the applicant will be removed from the waiting list.

Admissions Preferences

Applicants are placed on the waiting list according to the FCRHA's preferences and the date and time of application, provided the household is within the income limits for the program in which they are applying. Prior to admission to the program, HCD verifies the information provided on the application, including any preference claimed by the applicant family.

These preferences are:

- 1. Homeless preference – Up to 50 percent of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a Transitional Housing Program supported with housing funds;
- 2. Residency preference – Lives or works in Fairfax County;
- 3. Rent Burden preference – Pays more than 30 percent of their gross annual income for rent and utilities or has household income below 50 percent AMI; and
- 4. Working preference – At least one of the following:
 - a. Employed, attending school or participating in a job training program OR in a combination of these for at least 20 hours per week (Effective May 1, 2012, this requirement is scheduled to revert to original requirement of "at least 30 hours per week");

- b. 62 years or older (single elderly family member will qualify before a single, non-elderly family);
- c. Meets the U.S. Department of Housing and Urban Development (HUD) definition of being disabled;
- d. Is the only adult in the household, is working less than 20 hours per week (Effective May 1, 2012, this requirement is scheduled to revert to original requirement of “is working less than 30 hours per week”), and is the primary caretaker of a disabled dependent.

As part of Fairfax County’s “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services were transferred to the Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through a competitive procurement process, awarded coordination of housing location services for homeless families to a nonprofit vendor. The housing locator services help to coordinate non-profit and volunteer efforts to assist individuals in their search for housing. To more efficiently facilitate coordination of referrals for the homeless preference, the vendor has taken on the role of referral coordination to HCD. With one primary contact between HCD and the homeless and transitional housing providers, timing and communication of housing opportunities is more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), also facilitates community case management through Memorandums of Understanding (MOUs) with participating non-profit organizations for referred families in lieu of the contract arrangement with community-based organizations in the past.

The FCRHA will continue to evaluate its local preferences for serving families in both programs to ensure they reflect local housing needs. This evaluation will include (1) analyzing the hourly working requirement as part of the Working preference, (2) refining and simplifying the process for accepting Homeless preference referrals, and (3) creating a link between Bridging Affordability and Public Housing. Bridging Affordability is a new local rental assistance program that provides up to three years of rental assistance to homeless individuals and families and households on the county’s affordable housing waiting lists.

The FCRHA will open and close its Public Housing waiting lists for specific bedroom sizes and areas on an as-needed basis in accordance with HUD Guidance – generally so that the wait for assistance is no more than 12 to 24 months.

Deconcentration and Income Mixing

The average annual income as of September 2011 for FCRHA public housing properties, excluding one-bedroom units, is \$23,216.

The following developments have incomes above the 85 percent range. The FCRHA will target lower income applicants for units at 19-27 (Robinson Square), 19-29 (Sheffield Village), 19-33 (Westford I), 19-51 (Tavener Lane), 19-55 (The Green which includes West Glade, Copper Mill, Monroe Chase, Virginia Station, Townes at Walney Oaks, and Townes at Woodland Glen), and 19-56 (Greenwood II and Barkley Square) as vacancies become available.

The following developments have incomes below the 85 percent range. The FCRHA will target higher income applicants for units at 19-13 (The Atrium), 19-25 (Villages at Falls Church), 19-30 (Greenwood), and 19-31 (Briarcliff II) as vacancies become available.

Note: The “85 percent” range refers to the income range between 85 and 115 percent of the average income served in a PHA’s public housing properties. Properties with average income above the 115 percent level target lower income households for admission; conversely, properties with average incomes that fall below 85 percent of the PHA-wide average are targeted to admit households with higher incomes.

B. Housing Choice Voucher

Eligibility

The PHA uses the following criteria for screening applicants:

Criminal or drug-related activity only to the extent required by law or regulation including criminal records from local and state law enforcement agencies.

The PHA shares participants’ prior landlord names and addresses, and any information regarding damage claims paid on behalf of the participant with prospective landlords.

The PHA uses the following criteria for screening live-in aides:

- a. Criminal or Drug-related activity to the extent required by law or regulation including criminal records from local and state law enforcement agencies;
- b. Tenant checks to determine if the live-in aide owes money to another Housing Authority;
- c. Verification that the live-in aide is 18 years of age or older and is an eligible citizen or non-citizen;
- d. Not a pre-existing household member;
- e. Meets HUD’s citizenship or eligible immigration criteria; and
- f. Is only in the unit to provide supportive services and certifies to these services on an annual basis.

Waiting List

When the waiting list is open interested persons may apply at the PHA main administrative office, the Fairfax County South County Government Center office, through computer kiosks at various public sites throughout the County, and through the PHA’s web site, www.fairfaxcounty.gov/rha.

Search Time

Current policy is that no extensions are given beyond the initial 60-day period except under the following conditions: (1) The FCRHA provides extensions to voucher holders with disabilities through the reasonable accommodation process and on a case-by-case basis, and (2) will provide extensions to participants without a reasonable accommodation request if the participant can demonstrate that they have made a good faith effort to find housing within the 60-day period. However, the FCRHA may choose to adjust this policy dependent upon market conditions, lease-up rates, reasonable accommodation request approvals, and available budget authority.

Admissions Preferences

Applicants are placed on the waiting list according to the FCRHA’s preferences and the date and time of application, provided the household is within the income limits for the program in which they are applying. Prior to admission to the program, HCD verifies the information provided on the application, including any preference claimed by the applicant family.

These preferences are:

1. Homeless preference – Up to 50 percent of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a Transitional Housing Program supported with housing funds.
2. Residency preference – Lives or works in Fairfax County;
3. Rent Burden preference – Pays more than 30 percent of their gross annual income for rent and utilities or has household income below 50 percent AMI; and
4. Working preference – At least one of the following:
 - a. Employed, attending school or participating in a job training program OR in a combination of these for at least 20 hours per week (Effective May 1, 2012, this requirement is scheduled to revert to original requirement of “at least 30 hours per week”);
 - b. 62 years or older (single elderly family member will qualify before a single, non-elderly family);
 - c. Meets the U.S. Department of Housing and Urban Development (HUD) definition of being disabled;
 - d. Is the only adult in the household, is working less than 20 hours per week (Effective May 1, 2012, this requirement is scheduled to revert to original requirement of “is working less than 30 hours per week”), and is the primary caretaker of a disabled dependent.

As part of Fairfax County’s “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services were transferred to the Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through an RFP process, awarded coordination of housing location services for homeless families to a nonprofit vendor. The housing locator services help to coordinate non-profit and volunteer efforts to assist individuals in their search for housing. To more efficiently facilitate coordination of referrals for the homeless preference, the vendor has taken on the role of referral coordination to HCD. With one primary contact between HCD and the homeless and transitional housing providers, timing and communication of housing opportunities is more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), also facilitates community case management through MOUs with participating non-profit organizations for referred families in lieu of the contract arrangement with community-based organizations in the past.

The FCRHA will continue to evaluate its local preferences for serving families in both programs to ensure they reflect local housing needs. This evaluation will include (1) analyzing the hourly working requirement as part of the Working preference, (2) refining and simplifying the process for accepting Homeless preference referrals, and (3) creating a link between Bridging Affordability and Public Housing. Bridging Affordability is a new local rental assistance program that provides up to three years of rental assistance to homeless individuals and families and households on the county’s affordable housing waiting lists.

The FCRHA will open and close its HCV waiting list on an as-needed basis in accordance with HUD Guidance – generally so that the wait for assistance is no more than 12 to 24 months.

6.0.2 Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

*Fiscal Year 2012 funding information for certain programs has not yet been provided by HUD; this data will be entered into the chart when received and included in the plan when submitted to HUD.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2012 grants)		
a) Public Housing Operating Fund	\$2,691,388	
b) Public Housing Capital Fund	\$1,457,258	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 HCV Tenant-Based Assistance	\$47,790,628	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$491,636	Public Housing Supportive Services
h) Community Development Block Grant	\$4,414,224	Eligible Activities
i) HOME	\$1,405,283	Eligible Activities
Other Federal Grants (list below)		
Emergency Solutions Grant (ESG)	\$469,222	Eligible Activities; Homelessness Prevention
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$5,074,271	Public Housing Operations
4. Other income (list below)		
Investment income	\$31,109	Public Housing Operations
5. Non-federal sources (list below)		
County General Fund	\$746,899	Eligible Activities
Total resources	\$64,571,918	

6.0.3 Rent Determination [24 CFR Part 903.7 9 (d)]

A. Public Housing

The FCRHA employs discretionary policies for determining income based rent. The FCRHA has adopted minimum rent hardship exemptions for situations including, but not limited to:

- The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- Would be evicted as a result of the imposition of the minimum rent requirement;
- Has lost income because of changed circumstances, including loss of employment;
- Has experienced a death in the family.

The Public Housing minimum rent is \$50. Between annual income reexaminations, tenants report all changes in income or family composition to the FCRHA. The FCRHA will process all decreases in income and will only process increases in income in the following situations:

- A household member's income changes from zero income to income;
- A household member's income changes from unearned income to income;
- There is an addition to the household who adds household income;
- A household member's employment changes from part-time to full-time employment;
- When a household will reach the maximum income limit for continued occupancy in Public Housing.

These policies result in few interim income increases being processed and do not apply to households enrolled in the Family Self-Sufficiency program or those under the Earned Income Disregard. The FCRHA's flat rents are determined by a system based on a market analysis of the property. The methodology is similar to that of the Housing Choice Voucher rent reasonableness structure and takes into consideration factors related to the property's age, location, unit type, unit size, utilities, amenities, housing services, and physical condition.

The FCRHA reviews the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will be no utility deduction.

B. Housing Choice Voucher Tenant-Based Assistance

The FCRHA employs discretionary policies for determining income based rent. The FCRHA has adopted minimum rent hardship exemptions for situations including, but not limited to:

- The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- Would be evicted as a result of the imposition of the minimum rent requirement;
- Has lost income because of changed circumstances, including loss of employment;
- Has experienced a death in the family.

The Housing Choice Voucher minimum rent is \$50. Between annual income reexaminations, tenants report all changes in income or family composition to the FCRHA. The FCRHA will process all decreases in income and will only process increases in income in the following situations:

- A household member's income changes from zero income to income;
- A household member's income changes from unearned income to income;

- There is an addition to the household who adds household income;
- A household member's employment changes from part-time to full-time employment;
- When a household will reach \$0 Housing Assistance Payment (HAP).

These policies result in few interim income increases being processed and do not apply to households enrolled in the Family Self-Sufficiency program or those under the Earned Income Disregard.

Generally the FCRHA maintains the voucher payment standard at 100 percent of the Fair Market Rent (FMR). The FCRHA will adjust the standard as dictated by levels of FMR, program funding, and on market conditions.

The FCRHA complies with HUD requirements for ensuring Housing Choice Voucher rents are reasonable when compared to rents charged for similar unassisted units in the local market. Rent reasonableness is assessed using a database of market rents in the FCRHA's jurisdiction, which are collected and analyzed through a regression analysis to determine a reasonable rent.

6.0.4 Operations and Management

A. PHA Management Structure

The FCRHA is a political subdivision of the Commonwealth of Virginia and is empowered to implement housing, community development, and redevelopment programs within Fairfax County and such towns, cities and counties with which it has cooperation agreements. The Fairfax County Board of Supervisors created the Department of Housing and Community Development (HCD) in 1973 for the purpose of carrying out the programs and serving as the staff of the FCRHA.

- Management and organization of HCD:
 1. Administration Division
 2. Office of Housing Management (Rental Services and Property Management Divisions)
 3. Property Improvement and Maintenance Division
 4. Financial Management Division
 5. Real Estate Finance & Grants Management Division
 6. Design, Development and Construction Division
 7. Information Systems and Services Division
 8. Homeownership and Relocation Services Division
 9. Asset Management Division
- HCD's staffing level is 230 professional and support positions (includes merit, merit grant, limited term, and vacant positions). The major programs that HCD administers include:
 1. Housing Choice Voucher (HCV) Program
 2. Public Housing Program management, maintenance, and modernization
 3. Fairfax County Rental Program (FCRP)
 4. FCRP/Senior Housing Program
 5. FCRP/Special Needs Housing Program
 6. Affordable Dwelling Unit (ADU) Homeownership and Rental Programs
 7. Home Repair and Improvement Programs
 8. First-Time Homeownership Programs, including Moderate Income Direct Sales (MIDS)
 9. Community Development Block Grant Program

10. HOME Investment Partnership Program
11. Neighborhood Improvement Program
12. Assisted Housing Development and Preservation Program
13. Relocation Services Program
14. Financing Affordable Housing and Community Projects Program

B. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

The FCRHA has 27 public housing developments with a total of 1,065 units in the public housing inventory. In many cases, the public housing units are scattered among other market-rate units in the development, meaning that FCRHA does not own the entire property. Public housing units range in age from 50 years (Kingsley Park) to Affordable Dwelling Unit townhouses constructed within the last 10 to 12 years. Public Housing units include individual apartments scattered among market rate condominiums to townhouse units and garden apartments. The Department of Housing and Community Development (HCD) administers the Public Housing Program in accordance with HUD and FCRHA policies and procedures.

The public housing program serves households with incomes up to 50 percent of the area median income. The average annual income of tenant households as of September 2011 was \$23,216 per year, excluding one-bedroom units.

Management: The Office of Housing Management shares responsibility for the management of the Public Housing Program. HCD's Property Management Division is responsible for the day-to-day asset management and operations of the FCRHA's Public Housing Program. The Division issues detailed policies and procedures that are used in managing and maintaining the 27 public housing developments.

The Rental Services Division has the responsibility for the day-to-day management and operations of the FCRHA's Public Housing wait list, eligibility, occupancy, annual re-certifications, annual inspections, compliance, and risk management functions. The Division issues policies and procedures that are used in administering 1,065 public housing units and annual re-certifications. These procedures will be reviewed and revised to reflect the automation of many of these processes and changes in general practices.

These documents are maintained at HCD's headquarters location, 3700 Pender Drive, Fairfax, Virginia.

The newly created Asset Management Division will use existing HCD resources to focus on each development's financial performance, compliance with layered financing sources, overall property condition, capital improvements and accountability.

Maintenance: The Property Improvement and Maintenance Division (PIMD) and Property Management Division have direct responsibility to maintain FCRHA-owned properties in keeping with community standards and to ensure that all its properties are safe, decent, and affordable for the long-term. The public housing property managers coordinate maintenance activities with PIMD.

Maintenance activities are guided by specific requests, rules, standards, and policies that direct the Division in its maintenance function of keeping all public housing units in a viable living condition. PIMD handbooks contain the following subject matters related to the maintenance function.

- Resident Unit Inspection Procedures.
- Unit Work Order Procedures.
- Quality Control Procedures.
- Procedures for Statement of Maintenance Charges and Credits.
- Procedures for the Eradication of Pests.
- Procedures for Risk Management—Playground Health and Safety.

These documents are maintained at PIMD’s headquarters location, 4500 University Drive, Fairfax, Virginia.

(2) Housing Choice Voucher Management: (list below)

The HCV program is a federally subsidized program administered by the FCRHA in Fairfax County in which the FCRHA assists eligible low-income households rent privately owned housing by providing a monthly rent subsidy for units that meet Federal Housing Quality Standards. The HCV program serves households with incomes up to 50 percent of the area median income.

Management: HCD’s Rental Services Division has the responsibility for the day-to-day management and operations of the FCRHA’s HCV Program. The Division issues detailed policies and procedures in its HCV Administrative Plan that are used by the Rental Services Division in administering approximately 3,527 Annual Housing Assistance Payment Contracts. The HCV Administrative Plan is maintained at HCD’s headquarters location, 3700 Pender Drive, Fairfax, Virginia.

PROGRESS Center

The PROGRESS Center is a unit currently under the Administration Division that works with both the Public Housing and Housing Choice Voucher programs.

The Fairfax County Department of Housing and Community Development (HCD) established The PROGRESS Center—an innovative model for coordinating services, opportunities and resources as a way to help families and individuals address complex challenges and move toward greater self-sufficiency. The PROGRESS Center is the *Partnership for Resident Opportunities, Growth, Resources and Economic Self Sufficiency*. The PROGRESS Center focuses on a number of critical areas including employment and training opportunities and services related to affordable health insurance, eviction prevention, compliance with Public Housing Community Service Requirements, emergency medical intervention, adult protective services, mental health services, and physical and sensory disabilities. Key to connecting FCRHA residents and Housing Choice Voucher recipients to these services and resources are partnerships established with other County agencies and non-profit organizations. Other programs and resources which will be incorporated within The PROGRESS Center are volunteer services for Public Housing residents; scholarship opportunities; Section 3 opportunities; and on-site computer centers.

Since its creation in 2010, the PROGRESS Center has worked with approximately 100 Housing Choice Voucher and Public Housing families.

6.0.5 Grievance Procedures

A. Public Housing

The FCRHA established written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing. These procedures include:

Hearing procedures dated June 19, 1995, implements HUD's Final Rule on Restrictions on Assistance to Non-citizens; and Hearing procedures implementing the FCRHA's Reasonable Accommodation Process.

Residents can contact the FCRHA main administrative office or the Fairfax County South County Government Center office to initiate the FCRHA grievance process.

B. Housing Choice Voucher Tenant-Based Assistance

The FCRHA established informal review procedures for applicants to the Housing Choice Voucher tenant-based assistance program and informal hearing procedures for families assisted by the Housing Choice Voucher tenant-based assistance program in addition to federal requirements found at 24 CFR 982. These procedures include Hearing procedures dated June 19, 1995, implements HUD's Final Rule on Restrictions on Assistance to Non-citizens; and Hearing procedures implementing the FCRHA's Reasonable Accommodation Process.

Applicants or assisted families can contact the FCRHA main administrative office or the Fairfax County South County Government Center office to initiate the informal review and informal hearing processes.

6.0.6 Designated Housing for Elderly and Disabled Families

The FCRHA does not have any projects designated or pending designation for elderly and disabled families.

6.0.7 Community Service and Self-Sufficiency

Resident Services

In 2010 the FCRHA created The PROGRESS Center, which is tasked with coordinating services, opportunities and resources as a way to help families and individuals address complex challenges and move toward greater self-sufficiency. See Section 6.0.4.

Economic and Social Self-Sufficiency programs

The FCRHA administers both PH and HCV Family Self-Sufficiency (FSS) Programs. The FSS participants' service plans include the use of a Release of Information that permits the exchange of information between agencies.

The FCRHA has a HUD-approved waiver to assist 50 participants of the Housing Choice Voucher program.

In addition to the Family Self-Sufficiency programs the FCRHA offers Resident Management Aide opportunities at public housing properties. The FCRHA also works with other County Agencies as well as non-profit organizations to provide access to computer learning centers, pre-employment programs, parent/child enrichment programs, on-site educational programs, wellness and fitness programs and therapeutic group activities.

In 2010 the FCRHA developed a three-year Section 3 Plan to ensure that HUD financial assistance, to the extent feasible, be directed to Public Housing residents and other eligible low- and very low-income persons, particularly recipients receiving federal assistance from HUD. The FCRHA has entered into a memorandum of understanding (MOU) with The SkillSource Group, Inc., a nonprofit arm of the Northern Virginia Workforce Investment Board, that provides employment and training services to Fairfax County residents.

Community Service

The FCRHA's policy on performing Community Service while a resident is in a public housing unit, effective October 1, 1999, is that each adult public housing resident, not exempted by the Act, shall perform at least 8 hours of community service per month for 96 hours per year. In accordance with HUD Notice PIH-2009-48 (HA), the tenant shall perform the required service on a month-to-month basis and is not allowed to skip the service one month and double up the hours in a subsequent month. The FCRHA will make exceptions to this policy for individuals who have special circumstances which they believe will prevent them from completing the required community service requirements for a given month. If this occurs the individual must notify the FCRHA in writing within 10 business days of the circumstances becoming known. The FCRHA will review the request and notify the individual, in writing, of its determination within 10 business days of receipt of the exception request. The FCRHA's complete Community Service policy is located in its Public Housing Admissions and Continued Occupancy Policy.

The FCRHA is complying with the statutory requirements of Section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the FCRHA's public housing rent determination policies and train staff to carry out those policies.
- Informing residents of new policy on admission and reexamination.
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing a protocol for exchange of information with all appropriate TANF agencies.

6.0.8 Safety and Crime Prevention

The FCRHA conducts resident meetings on a regular basis or as needed to assess the safety concerns of Public Housing residents. Many Public Housing communities have organized Neighborhood Watch groups. As it evaluates the most appropriate and effective method for collecting safety and crime information, the FCHRA will also consult its Resident Advisory Council (RAC) to (1) receive their feedback on safety and crime issues, and (2) develop a method for surveying Public Housing residents.

The FCRHA has a strong working relationship with the Fairfax County Police Department (FCPD), which provides crime statistics to the FCRHA for analysis. Arrest data is also provided on an as-needed basis from FCPD. The arrest data is used to detect drug-related and violent criminal activity of tenants. The arrest data also reveals unauthorized persons residing in units and households in need of referrals for service to determine if intentional fraud has been committed.

In addition to providing crime statistics, the FCPD and the FCRHA communicate regularly to (1) prevent problem situations from escalating and (2) work together to address issues that threaten the health and safety of Public Housing residents. Property Managers at each property have established contacts within the police department, and as safety/crime issues arise, managers can work with their police contacts and/or through the FCRHA Compliance Unit.

The FCPD will provide copies of public records that document or substantiate actual or potential criminal activity in or connected with the public housing developments. This information is provided at no cost to the FCRHA. In addition, if there is a perceived increase in crime at any of the FCRHA sites, the FCPD will provide crime statistics to determine if criminal activity is on the rise at the site. Fairfax County police officers have access to site offices and may use site space to meet with residents, and discuss warnings to any person found to be in violation of FCRHA rules and regulations that could be considered illegal. The FCRHA also has offered public housing units to police officers in accordance with HUD regulations.

FCPD officers involved in investigations, arrests and other law enforcement activities involving public housing residents will appear at grievance hearings, as well as in courts of law, as necessary. In termination actions for violent criminal activity and drug-related activity, they will offer testimony, present evidence, be cross-examined and serve as expert witnesses to support the FCRHA's termination action against a public housing resident. The partnership of the FCRHA and the FCPD in eliminating such activity from public housing properties demonstrates the shared investment both parties have in improving the living conditions for public housing residents and the safety of public housing properties.

6.0.9 Pets

Policy Statement

The FCRHA's policy on pet ownership in public housing permits a resident to own a maximum of two pets (only one of which may be a dog) while a resident in a public housing unit. The resident must maintain the pet in the public housing development subject to the FCRHA's requirements.

Regular FCRHA pet policies do not apply to animals that are used to assist persons with disabilities and are necessary as a reasonable accommodation. Assistance animals are exempt from the FCRHA's pet restrictions on number, size or type, and the FCRHA's policy requiring pet fees and deposits. (Notice PIH 2006-13(HA)).

6.0.10 Civil Rights Certifications

Civil rights certifications are included in the PHA Certifications of Compliance with PHA Plans and Related Regulations, included in Attachment F.

6.0.11 Fiscal Year Audit

The PHA submitted the most recent fiscal year end independent auditors' report to HUD.

6.0.12 Asset Management

Long-Term Asset Management Goals and Objectives

- The operating needs of the public housing stock are:
 1. Project-based budgeting and financial reporting is in place for all developments.
 2. Establishing a review process that will look at existing and new asset management policies in terms of their economic impact on the public housing program.
 3. Establishing a program of property rehabilitation in conjunction with the Capital Grant Fund.
- The capital investment and rehabilitation needs of the public housing stock are assessed as follows:
 1. The FCRHA contracts with an independent engineering consultant for periodic inspections of its public housing units to update replacement reserve computations/preventative maintenance recommendations and capital needs recommendations.
 2. The FCRHA will continue with annual inspections of public housing developments to identify risk management needs, security needs, and physical improvement needs.
 3. Capital improvements are underway in the FCRHA's older developments in order to meet a compatibility standard with the surrounding market environment.
 4. Disposition of public housing units is not being planned during the Annual Plan period.

6.0.13 Violence Against Women Act (VAWA)

Per the requirements of the Violence Against Women Act (VAWA) of 2005, the Fairfax County Redevelopment and Housing Authority (FCRHA) is required to include a statement concerning VAWA as an attachment to its five-year and annual plans. This statement is submitted in response to that requirement.

The FCRHA notified current Public Housing residents and Housing Choice Voucher (HCV) participants of their rights under VAWA and HCV landlords of their responsibilities under this law, in January 2007. The notifications to the residents/participants contained:

- A description of what the law states and what protections it offers them;
- Instructions for what to do if they or their family are being victimized;
- Domestic violence services provided by Fairfax County, along with phone numbers for each service;
- What the FCRHA requires to certify the abuse took place;
- How reports will be kept confidential; and
- What the FCRHA will do once a report is filed and how to file a report.

The notifications sent to HCV landlords contain a description of what the law states and how it applies to them; what landlords should do if violence is occurring in their units; what protections they can offer to their residents; and what actions the landlord can take if the abuser re-enters the unit. The FCRHA is examining opportunities to provide more regular information to HCV landlords, including adding VAWA documents to packets provided to all new HCV landlords.

All residents/participants receive a VAWA acknowledgement form at recertification that explains their rights. All household members over 18 are required to sign this form, indicating that they understand these rights. Landlords receive a letter stating what their responsibilities are in regards to VAWA. The FCRHA

is examining opportunities to provide more regular information to HCV participants and applicants, including posting VAWA documents in FCHRA offices and on its website, and adding VAWA information to all termination letters to residents/participants and denial letters to applicants.

The FCRHA has an ongoing relationship with Fairfax County's Domestic Violence Coordinator and staff refers clients when a need for services has been established.

It is the FCRHA's policy that no applicant who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if he/she is otherwise qualified. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence. The FCRHA may terminate assistance and remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking against family members or others without terminating the assistance or evicting victimized lawful occupants. The FCRHA will honor court orders regarding the rights of access to or control of the property, including civil protection orders, emergency protective orders, and other orders issued to protect the victim and to address the distribution or possession of property among household members in cases where the family breaks up.

There is no limitation on the ability of the FCRHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims. There is no prohibition on the FCRHA terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated." Any protections provided by law which give greater protection to the victim are not superseded by these provisions. The FCRHA may require certification by the victim of victim status on such forms as the FCRHA and/or HUD shall prescribe and approve.

7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers

(a) Hope VI or Mixed Financing Modernization or Development

The FCRHA does not plan to apply for any HOPE VI or Mixed Finance Modernization or Development.

(b) Demolition and/or Disposition

The FCRHA does not have any projects currently or pending demolition or disposition.

(c) Conversion of Public Housing

The FCRHA does not have any projects currently pending conversion from Public Housing to Tenant-Based Assistance.

(d) Homeownership

The FCRHA does not have any projects currently or pending for Public Housing homeownership.

The FCRHA continues to administer a Homeownership program under the Housing Choice Voucher Program.

The FCRHA has eligibility criteria for participation in its HCV Homeownership Option program in addition to HUD criteria. This criteria is listed in Attachment B. The current program size is 17.

The FCRHA sponsors a variety of homeownership programs through the Homeownership and Relocation Services Division of the Fairfax County Department of Housing and Community Development. Please see Attachment A.

(e) Project-Based Vouchers

Annual Plan Statement:

The project-based voucher regulation was initially enacted in 1998, as part of the statutory merger of the certificate and voucher tenant-based assistance programs. This regulation permitted a Public Housing Authority (PHA) to project-base up to 20 percent of its Housing Choice Vouchers. At its March 1, 2001 meeting, the FCRHA approved a plan to convert up to 278 Housing Choice tenant-based vouchers to project-based assistance, including criteria for participation in the program. This plan was subsequently approved by HUD. At that time 167 units in eight properties were approved for subsidy with project-based voucher assistance under the Project-Based Voucher program (PBV).

HUD adopted new rules for the program on October 13, 2005 with an effective date of November 14, 2005. HUD's Final Rule made some significant changes to program definitions and the Final Rule institutes comprehensive changes in every area of the regulations governing the PBV program. Changes made by PHAs to comply with this Final Rule must be consistent with the PHA Administrative Plan and Annual Plan.

The FCRHA approved a variety of changes to its Administrative Plan to comply with the new Final Rule at its March 16, 2006 meeting. The approved changes to the FCRHA Administrative Plan include utilizing PBV assistance for up to 20 percent of budget authority, and the use of administrative fees for relocation costs.

At its meeting on September 20, 2007, the FCRHA authorized the advertisement of a solicitation for proposals for the remaining 111 vouchers under the original allotment and 41 were awarded. On December 13, 2007, the FCRHA authorized an additional advertisement to utilize the remaining vouchers with a priority for organizations providing housing and services for seniors, and 48 more PBV were awarded. At its meeting on June 17, 2010, the FCRHA authorized the advertisement of a solicitation for up to 60 project-based vouchers, of which 34 will be designated for families who are homeless or at risk of homelessness and 18 for singles with disabilities. Priority will be given to proposals which indicate that they will use the vouchers to rapidly re-house homeless families or prevent homelessness, in conjunction with supportive services. A total of 30 vouchers were awarded. At its meeting on October 28, 2010, the FCRHA authorized the solicitation for proposals for up to 35 project-based vouchers for housing rented to homeless veterans and their families through the Veteran's Affairs Supported Housing (VASH) program. While no other entities submitted an application, the FCRHA applied for and was awarded 3 VASH project-based vouchers.

In Fiscal Year 2011 (FCRHA Fiscal Year 2012), the FCRHA advertised a solicitation for an additional 62 project-based vouchers, which will support Fairfax County’s Fiscal Year 2012 Housing Blueprint and will focus on families who are homeless or at risk of homelessness.

SELECTION CRITERIA: The chart below details the standard criteria for FCRHA awards of project-based assistance. The FCRHA may amend this criteria if the PBV selection is intended to serve a specific population in Fairfax County. A prerequisite criterion is that sites meet the Housing Quality Standards, site control be demonstrated and the units cannot be in high poverty census tracts unless an exception is granted by the FCRHA for the project.

Category	Criteria	Weight
Site and Community Amenities	Points will be awarded based on an inverse of the HCV utilization rates in the census tracts in which property is located. Properties in census tracts with lower rates of HCV utilization will receive higher point awards.	25 Points
Experience & Management	Experience of developer/owner with development, rehabilitation, or management of multifamily units or similar properties and experience with assisted housing programs, or plans to use a management company with a record of such experience managing projects similar to the proposal. Management and staffing plan and occupancy status of properties or for rehab/new construction projects schedules and status reports will be awarded points.	35 Points
Consistency with FCRHA’s initiatives	FCRHA’s Initiatives include: <ul style="list-style-type: none"> <input type="checkbox"/> Housing First with Services <input type="checkbox"/> Preservation of affordable rental housing for a minimum of 30 years; <input type="checkbox"/> Senior housing initiatives (e.g. 62 years or older, incomes below 30% Area Median Income); <input type="checkbox"/> Specialized fully accessible (Uniform Federal Accessibility Standards) housing for persons with disabilities integrated with units for persons without disabilities 	20 Points
Feasibility of the Project	Feasibility of the project – able to demonstrate financial backing and commitment to be able to rent units within current HUD approved payment standard or within approved exception rent limits as evidenced by project’s proforma operating budget. Time required to build or to rehab must be reasonable, and rent must be reasonable.	20 Points

8.0 Capital Improvement Needs

For Capital Improvement information see Attachments C and D.

8.0.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

The Capital Fund Program Annual Statement is provided as Attachment C. FCRHA’s use of its American Recovery and Reinvestment Act of 2009 (ARRA) allocation of Capital Fund Program funds is detailed in the Annual Statement found in Attachment C.

8.0.2 Capital Fund Program Five-Year Action Plan

The Capital Fund Program Five-Year Action Plan is provided as Attachment D.

9.0 Housing Needs

The FCRHA is designated as a High Performer by HUD and is therefore, not required to submit information for this section of the Annual Plan.

10.0 Additional Information

The FCRHA is designated as a High Performer by HUD and is therefore, not required to submit information for this section of the Annual Plan.

Attachments

Attachment A: Description of Homeownership Programs

Attachment B: FCRHA Housing Choice Voucher Section 8 Homeownership Capacity Statement

Attachment C: Annual Statement for FY 2012

Attachment D: FY 2011 Capital Fund Program 5-Year Action Plan

Attachment E: Comments of the Resident Advisory Board and other Boards

Attachment F: List of Certifications to be Submitted by April 17, 2012 (In Process)

Attachment G: Performance and Evaluation Reports; Capital Fund Program

