

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 temporarily adopted a change to its admissions preferences due to economic conditions, particularly in the job market. 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 will expire May 1, 2012 at which time the working preference will revert back to thirty (30) hours per week. 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.
3. As Fairfax County has begun the process of implementing its “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services have been transferred to Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through a 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 will take 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 can be more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), will also facilitate community case management through Memorandum of Understandings (MOU) with participating non-profit organizations for referred families in lieu of the contract arrangement with community-based organizations in the past. See Section 6.0.1.
4. In the Public Housing program, the FCRHA clarified its income and family composition review process for families paying flat rent. In the Housing Choice Voucher program, the FCRHA clarified its policy for determining rent reasonableness. See Section 6.0.3.
5. The FCRHA created a new unit called the PROGRESS Center, an innovative model for coordinating services, opportunities and resources as a way to help Public Housing and Housing Choice Voucher families and individuals address family crises and other complex challenges, and move toward stability and greater self-sufficiency. See Sections 6.0.4. and 6.0.7.
6. In the Public Housing program, the FCRHA has incorporated guidance from HUD Notice 2009-48, which clarifies the community service requirement, most notably that non-exempt participants cannot skip a month of community service and then double up the following month, unless circumstances warrant the exception. See Section 6.0.7.
7. The FCRHA developed a three-year Section 3 Plan for the Public Housing program and entered into a MOU with The SkillSource Group, Inc. to assess Section 3 qualified individuals and to provide them with education and training to be successful in job opportunities. See Section 6.0.7.

(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: Management Analyst III, 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 21, 2010.

Staff met with the Resident Advisory Council (RAC) at various meetings from August 2010 to November 2010. 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; and
- d. Not a pre-existing household member.

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 based on date and time of application solely for those applicants who meet all of the FCRHA’s preferences, 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% of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a HUD-approved Transitional Housing Program;
2. Residency preference – Lives or works in Fairfax County;
3. Rent Burden preference – Pays more than 30% of their gross annual income for rent and utilities or has household income below 50% 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;
 - 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, and is the primary caretaker of a disabled dependent.

As Fairfax County has begun the process of implementing its “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services have been transferred to Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through a 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 will take 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 can be more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), will also facilitate 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 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 August 2010 for FCRHA public housing properties, excluding one-bedroom units, is \$23,542.

The following developments have incomes above the 85 percent range. The FCRHA will target lower income applicants for units at 19-11 (Shadowood), 19-27 (Robinson Square), 19-29 (Sheffield Village), 19-39 (Heritage Woods North), 19-51 (Tavenner 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 19-25 (Villages at Falls Church), 19-26 (Heritage Woods I), 19-28 (Heritage Woods South) as vacancies become available.

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; and
- d. Not a pre-existing household member.

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 based on date and time of application solely for those applicants who meet all of the FCRHA's preferences, 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% of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a HUD-approved Transitional Housing Program.
2. Residency preference – Lives or works in Fairfax County;
3. Rent Burden preference – Pays more than 30% of their gross annual income for rent and utilities or has household income below 50% 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;
 - 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, and is the primary caretaker of a disabled dependent.

As Fairfax County has begun the process of implementing its “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services have been transferred to Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through a 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 will take 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 can be more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), will also facilitate 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 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 (Data not be available until shortly before Annual Plan submission in March/April)

[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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	\$	
b) Public Housing Capital Fund	\$	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 HCV Tenant-Based Assistance	\$	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$	Eligible purposes
h) Community Development Block Grant		
i) HOME		
j) Capital Fund Recovery Grant (Stimulus)	\$	
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$	Eligible purposes
4. Other income (list below)		
Investment income	\$	Eligible purposes
5. Non-federal sources (list below)		
County General Fund	\$	Public housing operations
Total resources	\$	

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 will result in fewer 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 HAP.

These policies will result in fewer 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 current voucher payment standard is set at 100 percent of FMR.

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
- HCD's staffing level is 228 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. Homebuyer Downpayment and Closing Cost Assistance Programs, including the Silver Lining Program
10. Community Development Block Grant Program
11. HOME Investment Partnership Program
12. Neighborhood Improvement Program
13. Assisted Housing Development and Preservation Program
14. Relocation Services Program
15. 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 1,063 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 August 2010 was \$23,542 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 1,063 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.

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 3,384 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 new unit currently under the Administration Division that will work with both the Public Housing and Housing Choice Voucher programs.

The Fairfax County Department of Housing and Community Development (HCD) is establishing 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 will focus 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 will be 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.

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 the 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. Generally, 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

Based on input received during quarterly resident meetings, the majority of residents indicate that they feel safe in their homes and when walking in the development during the daytime. Concerns that are mentioned at meetings relate to lighting and loitering issues. Remedies include monitoring and replacing lights, installation of security fences, and posting no parking and loitering signs to prevent drug activity and loitering at the properties. The FCRHA will work within local community restrictions, as it has limited ability to address tenant requests in communities governed by Homeowner Association regulations that do not permit installation of additional lighting. Other remedies include increased contact with the police to help enforce no trespass letters and prosecution efforts.

The Fairfax County Police Department (FCPD) provides crime statistics to the FCRHA for analysis. Arrest data is also provided on a weekly 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.

As established by an agreement between the FCRHA and FCPD, reports containing Calls for Service and Field Investigative Reports for Part I and Part II crimes are provided semi-annually to HCD. The agreement also allows HCD, to the extent authorized by law, to access all public information that in any

way deals with criminal activity on any FCRHA property. FCPD also provides 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 HCD. Weekly arrest data is also provided to HCD by FCPD. This data is provided on disk and is then matched with the HCD database.

The Fairfax County police officers have access to site offices and are invited to quarterly resident meetings. Police may use site space to meet with residents, and discuss warnings to any person found to be in violation of HCD rules and regulations that could be considered illegal. HCD also has offered public housing units to police officers in accordance with HUD regulations.

The 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, are cross-examined and expert witnesses to support HCD's termination action against a public housing resident. The partnership of HCD and the FCPD in eliminating such activity from public housing properties demonstrates the mutually 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. Improved resident training in basic home and equipment maintenance.

3. Establishing a review process that will look at existing and new property management policies in terms of their economic impact on the public housing program.
 4. Establishing a program of property rehabilitation in conjunction with the Capital Grant Fund.
 5. Continuing implementation of a facility management software package that will integrate rent records with work orders and capital construction history. Implementation of the progress is underway: Phase I is complete and Phase II is almost completed.
- 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 2005 Violence Against Women Act (VAWA), 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 and that the victim(s) took action against the abuser;
- 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.

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 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 or pending for 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 25.

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.

The Resident Opportunities for Self-Sufficiency (ROSS) Family and Homeownership Program is the federally funded program that provides financial education to Public Housing residents who are interested in achieving homeownership. Families who are currently in the Fairfax County Family Self-Sufficiency program or in the Public Housing program are eligible to participate in the ROSS Grant program. Fourteen monthly sessions on credit education and homeownership education sessions are delivered to participants. In addition, there is one-on-one counseling quarterly. Participants are required to make a commitment to attend credit sessions and to work on budgeting. The objective of the combination of the monthly credit education sessions and individual course management meetings is that the participants will be able to improve budgeting skills and raise their credit scores. In addition, a requirement of the ROSS program is to establish a savings account in order to save money for down payment and closing costs, with the goal of achieving homeownership. The ROSS Grant has some matching funds to match participants' savings toward purchasing a home. Community partners will participate as speakers at the education sessions to provide related information.

(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% 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 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. As of publication of the FCRHA Annual Plan for Fiscal Year 2011 (FCRHA Fiscal Year 2012), the PBV application process was still underway.

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.	20 Points
Amenities & Housing Quality Standards (HQS)	Points will be awarded based on the range of amenities from standard, non-luxury to exceptional in multifamily, or townhouse units meeting or exceeding Housing Quality Standards (HQS). Applications from projects will not be considered until they are in compliance with HQS. (HQS booklet is attached--Inspection Form-Housing Choice Voucher Program)	5 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 Attachment C and Attachment 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

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.

Extremely Low-Income

The *Fairfax County Five-Year Consolidated Plan* found that there were a total of 26,050 extremely low-income (30% of Area Median Income or less) renter and owner households in the county (2005-2007 estimates, based on 2009 Comprehensive Housing Affordability Strategy (CHAS) data). Of the 16,675 extremely low-income renter households, 87% have some kind of housing problem, including 66.6% that have extreme rent/cost burdens of 50% or more of their household income. Large families (five or more people) are particularly at-risk, as 99.6% of large families have some kind of housing problem and 82.1% have extreme rent/cost burdens of 50% or more of their household income. Similarly, 93.9% of the county's 9,375 extremely low-income owners have housing problems, including 72.5% with extreme cost burdens.

Elderly

Approximately one-in-four extremely low-income (ELI) households in Fairfax County consist of one or more people aged 62+ (25%). Elderly extremely low-income households are much less likely to have housing problems than families or non-elderly, unrelated individuals (including 1-person households, unmarried couples without children, and unrelated roommates).

Disabled

The *Five-Year Consolidated Plan* reported, based on 2009 CHAS data, that there were a total of approximately 3,565 extremely low-income renters and owners with mobility or self-care limitations in Fairfax County. Of this total, there were 2,430 renter households, about half of which were elderly. About 60 percent of the extremely low-income elderly renters with mobility and self-care limitations have housing problems, but 75 percent of non-elderly renters with mobility and self-care limitations have housing problems. Consequently, the non-elderly segment accounts for 60 percent of extremely low-income renters with mobility and self-care limitations who have housing problems. There were also 1,135 extremely low-income owners with mobility or self-care limitations and most were elderly. These owners had a high probability of having housing problems.

Racial/Ethnic Groups

In determining disproportional needs of racial or ethnic groups in Fairfax County for the purpose of the Consolidated Plan, the Virginia Tech Center for Housing Research used the percentage of households having a “housing problem”, as reported in the 2009 CHAS data. Having a housing problem is the only needs measure provided in 2009 CHAS by both income and racial and ethnic categories. The housing needs of white, black, and Asian households were all proportionate to the needs of all households within any income category identified by the 2009 CHAS data (meaning there was less than a 10 percentage point difference in the percent with a housing problem within each income category as compared to all households). However, based on the CHAS data, Virginia Tech did find that “other” race households and Hispanic households had a disproportionately greater need based on percentages with a housing problem (10 or more percentage points higher than for all households) within a few income categories. As reported in the *Fairfax County Five-Year Consolidated Plan for FY 2011-2015*, while the disproportionate need of Hispanic households as identified through the CHAS data is marginal, the county recognizes the special needs of this population. Call centers are set up to respond to the needs of Spanish speaking residents. Existing programs assist language minorities in improving their language skills, finding needed services, and seeking/maintaining employment.

Low-Income and Moderate Income¹

The *Fairfax County Five-Year Consolidated Plan* found that there were total of 79,310 low-income (30% to 50% of Area Median Income) and moderate-income (50% to 80% of Area Median Income) renter and owner households in the county (based on 2009 CHAS data). Of the 11,750 low-income renters in the county, 90.4% have some kind of housing problem, including 38.7% that have extreme rent/cost burdens of 50% or more of their household income. Of the 21,600 moderate income renters, about 58.8% have some kind of housing problem and 5.9% had an extreme rent/cost burden. Approximately 77.9% of the 14,615 county’s low-income owners, and 63.1% of the county’s 31,345 moderate income owners, have some kind of housing problem.

Elderly

Approximately one-in-five low- and moderate-income (LI) households in Fairfax County consist of one or more people aged 62 and over (20%). Elderly renters are much more likely to have severe cost burdens at this income level than are any other group.

Disabled

Of the 6,255 low- and moderate-income households with mobility or self-care limitations in Fairfax County, nearly 56.5% are non-elderly. These non-elderly households (38%) are more likely to have housing problems than elderly households (21%).

Racial/Ethnic Groups

Please see “Racial/Ethnic Groups” above for a description of the Consolidated Plan methodology and findings concerning disproportionate housing needs.

¹ Note: Definitions required by HUD for the Consolidated Plan differ from those used by the Fairfax County Redevelopment and Housing Authority (FCRHA) for the purpose of its programs. HUD defines “low-income”, for the purpose of the Consolidated Plan, as including households earning 30 to 50% of the Area Median Income (AMI), and “moderate income” as including households earning 50 to 80% of AMI. The FCRHA defines 30 to 50% of AMI as “very low income”, and “moderate income” as up to 100 percent of AMI, to be applied on a case-by-case basis.

9.0.1 Strategy for Addressing Housing Needs

The Fairfax County Redevelopment and Housing Authority (FCRHA) will take the following steps to address the housing needs of families in the County and on the waiting lists in the upcoming year:

- Continue to provide a waiting list preference for families that are rent-burdened and apply for either the HCV program or Public Housing program. This preference will be provided to any family that is paying 30% or more of its income on rent and utilities. Families with an income at or below 50% of Area Median Income will also receive this preference.
- Continue to provide a waiting list preference for families that are elderly or disabled and apply for either the HCV program or Public Housing program. Elderly or disabled families receive the benefit of the FCRHA's working preference, which is one of the three preferences a family must meet in order to be placed on the waiting lists.
- Continue to provide up to 50% of all admissions in the HCV and Public Housing programs to families in a special pool of applicants. These families are (1) homeless families in transitional housing meeting HUD's transitional housing definition, (2) homeless families who are in Project Homes emergency shelters or have been involuntarily displaced, and (3) homeless disabled families referred by a nonprofit vendor.
- Continue to produce Public Housing units that comply with Uniform Federal Accessibility Standards (UFAS) and are accessible for persons with mobility impairments.
- Continue to provide reasonable accommodations to families when the accommodation is necessary to afford a person with a disability the equal opportunity to use and enjoy a program or dwelling unit.

10.0 Other Information

(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.

FCRHA Goals to serve the needs of low-income, very low-income, and extremely low-income families in Fiscal Years 2010 – 2014.

Goal 1. To preserve, expand and facilitate affordable housing opportunities in Fairfax County.

Accomplishments:

- (a) The FCRHA is currently designated as a "High Performer" by HUD for its successful, ongoing implementation of the federal Housing Choice Voucher (HCV) program. In FY 2010 the FCRHA utilized 100% of its 3,384 allocated vouchers; the average household income was \$19,212 or 21 percent of the Area Median Income (AMI) for a family of three.
- (b) In FY 2010 the FCRHA attained a 99% occupancy rate in its 1,063 Public Housing units; the average household income served was \$21,694, or approximately 23% of the AMI for a family of three.
- (c) In FY 2010 the FCRHA attained a 97% occupancy rate in its 2,069 multifamily affordable rental units managed under the Fairfax County Rental Program; the average household income was \$36,509, or 39% of the AMI for a family of three.

Goal 2. To provide opportunities for those who work in Fairfax County to live in Fairfax County.

Accomplishments:

- (a) In the Public Housing and Housing Choice Voucher programs, the FCRHA's policy is that only applicants that meet all of the FCRHA's local preferences will be placed on the waiting lists. One of these preferences is a residency preference for a family whose head, spouse, or sole member lives or works in Fairfax County or the cities or towns with which the FCRHA has agreements.
- (b) The FCRHA provides housing opportunities through the Magnet program to families working in critical fields in Fairfax County, including INVOA Health systems nurses, police and sheriff officers in training, paramedics and firefighters in training, and Fairfax County Public School (FCPS) teachers and bus drivers. In FY 2010 the FCRHA provided 49 Magnet units to Fairfax County families.
- (c) Created by the Board of Supervisors in 2007, Fairfax County's Workforce Housing policy is a proffer-based incentive system designed to encourage the voluntary development of new housing affordable to a range of moderate-income workers in Fairfax County's high-rise/high density areas. The Comprehensive Plan provides for a density bonus of up to one unit for every workforce unit provided by a developer, with the expectation that at least 12 percent of units in new developments be affordable or workforce housing. The Workforce Housing policy also provides for the administrative tools for the long-term administration of proffered workforce units, and addresses issues such as unit specifications, price and financing controls, covenants and occupancy. As of July 2010, a total of 1,212 Workforce Dwelling Units (WDU) had been committed by private developers in rezoning actions approved by the Board of Supervisors and the first units will be delivered in FY 2011. In addition to the Workforce Housing policy, Fairfax County also has an Affordable Dwelling Unit (ADU) program, adopted in 1990 as part of the Zoning Ordinance. The ADU program requires developers of certain housing developments to set aside up to 12.5 percent of the units as affordable housing (6.25 percent for multifamily rentals) in return for additional density granted at the time the development is built. The FCRHA has the right to acquire one third of the ADUs for sale and to lease up to one-third of the rental units. The remaining units are sold or rented to moderate income households. As of July 2010, a total of 2,340 units (1,027 rentals and 1,313 for-sale condominiums) have been produced under the ADU program; the FCRHA has acquired 147 of the for-sale units, which are maintained as permanent affordable rental housing.

Goal 3. To generate and increase opportunities for homeownership as a means to self-sufficiency, asset growth, neighborhood stability and allow those who work in Fairfax County to live in Fairfax County.

Accomplishments:

- (a) The FCRHA administers a Section 8 (Housing Choice Voucher (HCV)) Homeownership Program and as of FY 2010, it has fully utilized its allotted 25 homeownership vouchers.
- (b) In FY 2010 the FCRHA facilitated the purchase of 63 homes via the First-Time Homebuyers Programs.
- (c) In FY 2010 the FCRHA leveraged \$7,288,968 of non-county funds for First-Time Homebuyers purchasing in Fairfax County.

Goal 4. To foster the self-sufficiency of FCRHA residents as they move toward financial independence, while recognizing the needs of special populations.

Accomplishments:

- (a) The FCRHA administers a Family Self-Sufficiency (FSS) Program in the HCV and Public Housing programs. As of FY 2010 the two programs were 98% utilized within the 50 slots available for each program.
- (b) The Fairfax County Department of Housing and Community Development (HCD) is establishing 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 will focus 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 will be 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.

Goal 5. To give citizens a sense of ownership in policies and programs, through open and two-way communication of ideas and information about housing and revitalization challenges and opportunities.

Accomplishments:

- (a) The FCRHA fosters and measures customer satisfaction through newsletters to Public Housing and Housing Choice Voucher (HCV) residents and landlords, as well as internal customer satisfaction surveys to HCV participants. In addition, the FCRHA works to involve residents in policy decisions via the Resident Advisory Council, which assists staff in preparing the annual Public Housing Authority plan and reviews and provides input on resident issues.
- (b) In FY 2010 the FCHRA held two nonprofit dialogues, which are opportunities for local nonprofit organizations to receive information on funding opportunities as well as participate in housing policy-making.
- (c) In FY 2010 the FCRHA held quarterly briefings for current and prospective Housing Choice Voucher landlords to educate them on the program and encourage participation.

Goal 6. To assure the continued excellent reputation of the FCRHA through fiscally responsible policies, sound business practices, and well-maintained properties that meet the high community standards of Fairfax County.

Accomplishments:

- (a) The FCRHA has attained High Performer status for the Section 8 (HCV) Management Assessment Program (SEMAP) in the last three years that HUD has issued its ratings.
- (b) In FY 2010, all Public Housing renovations occurred in a timely fashion as described in the FCRHA's FY 2010 Capital Fund Program 5-year Action Plan.

(b) Significant Amendment and Substantial Deviation/Modification.

In accordance with PIH Notice 99-51 (HA) issued December 14, 1999, PHAs must define “substantial deviation” of Annual Plans from the 5-Year Plan and “significant amendment or modification” of the

Annual Plan. The Quality Housing and Work Responsibility Act of 1998 requires that PHAs explain “substantial deviation” from the 5-Year Plan in their Annual Plans. The Act also provides that, while PHAs may change or modify their plans or policies described in them, any “significant amendment or modification” to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements.

The FCRHA’s definition of “substantial deviation” of Annual Plans from the 5-Year Plan and “significant amendment or modification” of the Annual Plan will consider the following to be significant amendments or modifications:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items when dollar amount exceeds 10 percent of the Capital Fund Budget or the amount of replacement reserve funds that exceed 10 percent of the annual Capital Fund Budget.
- Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

(c) Applicable memorandum of agreements with HUD or any plan to improve performance

The FCRHA currently has no memorandum of agreements with HUD or any plan to improve performance.

Attachments

Attachment A: Description of Homeownership Programs

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

Attachment C: Annual Statement for FY 2011

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 15, 2011

Attachment G: Performance and Evaluation Reports; Capital Fund Program

