

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

5-Year Plan for Fiscal Years 2006-2010
Annual Plan for Fiscal Year 2006

Draft November 2, 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Fairfax County Redevelopment and Housing Authority

PHA Number: VA019

PHA Fiscal Year Beginning: 07/ 2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
Fairfax County Department of Housing and Community Development
Housing Management Division
3700 Pender Drive, Suite 100
Fairfax, Virginia, 22030-7442
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

- South County Government Center
8350 Richmond Highway
Suite 527
Alexandria, Virginia 22309

- Fairfax County Department of Systems Management for Human Services
 1. Region I (South County)
8850 Richmond Highway #204
Alexandria, VA 22309
 2. Region II (Eastern County)
6245 Leesburg Pike, #300
Falls Church, VA 22044
 3. Region III (Reston/Herndon Area)
11484 Washington Plaza, West, #400
Reston, VA 20190
 4. Region IV (Western County)
12011 Government Center Parkway, #210
Fairfax, VA 22035

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
Fairfax County Department of Housing and Community Development
Housing Management Division
3700 Pender Drive, Suite 100
Fairfax, Virginia, 22030-7442
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS – 2006-2010
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

X The PHA's mission is: (state mission here)

The mission of the Fairfax County Redevelopment and Housing Authority (FCRHA), as of June, 2004, is to provide safe and affordable housing in Fairfax County and to develop, preserve and revitalize the County's communities. The FCRHA carries out its mission and goals through the activities of Fairfax County staff in the Fairfax County Department of Housing and Community Development (HCD) and with the involvement of FCRHA residents.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

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

Objectives:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments
- Provide voucher mobility counseling
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program
- Implement public housing and/or other rental programs

- Implement public housing area-based waiting lists
- Seek creative means to finance affordable housing

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

PHA Goal: 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 the County.

Objectives:

- Continue to build voucher homeownership program
- Leverage private or other public funds to create additional housing opportunities
- Acquire and build units and developments
- Provide a convenient storefront for homebuyer education and counseling

PHA Goal: Facilitate the self-sufficiency of FCRHA residents as they move toward financial independence, while recognizing the needs of special populations.

Objectives:

- Increase the number and percentage of employed persons in assisted households
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or persons with disabilities
- Support the establishment of computer learning centers at assisted housing locations
- Explore, and implement if feasible, a program of "incentive housing": specific incentives would be linked to placement in assisted housing. The overriding incentive is to move beyond assisted housing to self-sufficiency. Examples of possible program components include:
 - Candidate residents would participate in some type of self-sufficiency program or comparable program to help tenants understand budgeting, financial management, savings, setting and achieving goals.
 - A small percentage of existing housing stock would be set-aside as "move-up" housing for existing tenants. Once tenants have achieved certain goals or gained a better income, they would be eligible for "move-up" housing for a temporary period. This housing might have a slightly higher rent structure. "Affordable Dwelling Units" (ADUs) acquired by the FCRHA and folded in the Fairfax County Rental Program might be good units to use for "move-up" housing.
 - The objective would be for the tenant to "move-up" again, to market-rate housing.
 - FCRHA's "Magnet Housing" would be included as "incentive housing."
 - Pending the outcome of the Single Resident Occupancy (SRO) Task Force proceedings, SRO's would also have incentives to encourage tenants to make their occupancy temporary.

- Although homeownership units are not envisioned to be a part of incentive housing, Moderate Income Direct Sales (MIDS) and ADUs would be good targets for tenants of incentive housing.

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal: 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

Objectives:

- Maintain a high standard for public housing management: (PHAS score)
- Maintain a high standard for voucher management: (SEMAP score)
- Increase customer satisfaction
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing (with no overall loss of units)
- Provide replacement public housing (there will be no overall loss of units)

PHA Goal: Provide an improved environment for those living in public housing and Housing Choice Voucher units.

Objectives:

- Promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement measures to de-concentrate poverty by bringing higher income public housing households into developments with lower average incomes
- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Market the Housing Choice Voucher Program
- Improve public relations with regard to recruiting landlords for Housing Choice Voucher

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

PHA Goal: Ensure equal opportunity and affirmatively further fair housing.

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
- Ensure compliance with federal, state and local fair housing policies and laws
- Undertake an Excellence project on housing accessibility under Section 504 of the Rehabilitation Act of 1973, as amended, which states that entities receiving federal funding must provide services related to securing housing or shelter, including services related to community group living, and supportive of the purposes of this Act and of the titles of this Act, and adaptive housings services (including appropriate accommodations to and modifications of any space used to serve, or occupied by, individuals with disabilities).

Other PHA Goals and Objectives: (list below)

- To support revitalization and entrepreneurial initiatives that benefit the communities and residents of Fairfax County
- 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.
- To commit to strategic and innovative solutions for meeting changing community needs and challenges.

Objectives:

- Support efforts of the Fairfax County Board of Supervisors and the Fairfax County Redevelopment and Housing Authority (FCRHA) to achieve these goals as articulated in the Fairfax County Comprehensive Plan, the Fairfax County Consolidated Plan, and the FCRHA Strategic Action Plan.

Status of Achievements for Goals and Objectives, Fairfax County Five Year PHA Plan, 2000-2005	
Goals and Objectives	Achievements
<p>HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.</p> <p>FCRHA Goal: Expand the supply of affordable housing for low and moderate income households to include the elderly and persons with disabilities in its area of operation.</p> <p>Objectives:</p> <p>(a) Apply for additional rental vouchers:</p> <ul style="list-style-type: none"> • If HUD issues a Notice of Funding Availability for additional Section 8 rental vouchers, FCRHA will consider applying for funding based on the housing needs of families in the County. (The objective applies in each year of the 5-year plan.) <p>(b) Leverage private or other public funds, including the use of low income housing tax credits and bonds, to create additional housing opportunities:</p> <ul style="list-style-type: none"> • The FCRHA has entered into a public-private partnership to provide 80 new townhouse units at Founders Ridge in Kingstowne to moderate income families within two and one half-years. The FCRHA has made a commitment to sell 	<p>Net gain in vouchers used in Fairfax County, July 1, 2000 to June 30, 2004: 569 or 22 percent.</p> <p>Non-elderly assisted housing units added/lost July 1, 2000 to June 30, 2004: Project-based Section 8: 0 units added, 81 units lost Tax Credit properties: 1,019 units added, 0 units lost</p> <p>Founders Ridge was developed and 80 units sold to moderate-income households</p>

<p>land obtained under a proffer to a developer who will build and sell these 80 townhouses to applicants from an FCRHA First-time Homebuyer Program waiting list developed for Founders Ridge. The FCRHA's goal is to provide extensive pre- and post homeownership counseling to all first-time homebuyers in this development prior to settlement.</p> <ul style="list-style-type: none">• The FCRHA provides senior housing facilities for low and moderate income senior citizens. During the 5-year planning period, the FCRHA will provide new senior housing facilities at three locations using a variety of federal, state, and local funding sources, including such federal resources as HOME, CBDG and/or 108 loan funds: Little River Glen II—60 residential units; Herndon Harbor House II—60 residential units; and Gum Springs Glen—60 residential units.• The FCRHA will continue to enter into similar public/private partnerships. <p>(c) Expand homeownership opportunities through the following FCRHA programs:</p> <ul style="list-style-type: none">• HCD maintains an interest list for the Fairfax County First-time Homebuyer Program. When certain zoning criteria are applicable, developers are required to offer	<p>Senior housing facilities added July 1, 2000 to June 30, 2004: 120 units at Herndon Harbor House II and Gum Springs Glen. Affordable assisted living units at Little River Glen II and Lewinsville are expected to be built within the upcoming five years.</p> <p>Closings on First-Time Homebuyer Purchases, July 1, 2000 to June 30, 2004: 486.</p>
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townhomes and condominiums for sale under the Affordable Dwelling Unit (ADU) program. HCD screens applicants for program eligibility and enters income eligible, first time homebuyer applicants into lotteries held for each new unit. The developers then offer ADU units to applicants by lottery number for ninety days or until all ADU units are sold. After ninety days the unit may be sold to any program eligible person. Goals to increase numbers of units are beyond the FCRHA's ability to control. The FCRHA's goal is to increase homeownership educational opportunities through the Homeownership Newsletter and quarterly workshops on homeownership topics and disseminating first-time homebuyer information.

- The FCRHA's Moderate Income Direct Sales (MIDS) Program provides financial assistance to eligible moderate income first-time homebuyers through the provision of deferred second trusts of up to \$15,000 to reduce monthly mortgage payments on resale homes. These homes were originally provided by private developers as part of proffer agreements obtained through the rezoning process. No new units are currently being added and resales are less than ten per year. The FCRHA's goal is to provide

A Housing Management Newsletter was published and monthly orientations were held regarding the program. A Housing Resource Center will be opening late Fall 2004 and will provide workshops on budgeting, credit and financial readiness for homeownership.

During the first two years of this period, the right to repurchase by the FCRHA was waived for 23 MIDS units that resulted in 18 sales. To preserve affordable housing, this policy was reversed and sixteen were repurchased and placed under new covenants that extended the period of affordability.

A Housing Management Newsletter was published and monthly orientations were held regarding the program. A Housing Resource Center will be opening late Fall 2004 and will provide workshops on budgeting, credit and financial readiness for homeownership.

homeownership educational opportunities through the Homeownership Newsletter and quarterly workshops on homeownership topics and disseminating first-time homeownership information so that purchasers are informed consumers.

- Market first-time homebuyer programs to all residents of the FCRHA rental subsidy programs at least once annually.
- The FCRHA's Section 8 Homeownership Program will provide families currently receiving Section 8 rental assistance the opportunity to own a home. The program will be a 5-year pilot program that will assist 25 families in purchasing a home.
- The FCRHA will explore ways to encourage homeownership opportunities through special financing, such as downpayment or closing cost assistance and will work with nonprofit partners interested in expanding homeownership opportunities.

(d) Employ a variety of other strategies to increase rate of unit turnover in units owned by the FCRHA, where desirable and feasible. See discussion under HUD Strategic Goal of promoting self-sufficiency and asset development of families and individuals.

This program was launched in Fiscal Year 2003 and all vouchers were committed by June 30, 2004. The program is constrained by (a) staff resources needed to administer it, and (b) the completion of an evaluation of the success of the program by participants.

Nine families purchased under the Down payment and Closing Cost Assistance Program between 2000 and 2004. Another 36 families were served with down payment and closing cost assistance under a special allocation of \$750,000 from the Virginia Housing Development Authority.

Due to increases in market rate rents, there has been no increase in the turnover rate in units owned by the FCRHA. Resources have been insufficient to support much growth in the Family Self Sufficiency program. Approval was given to increase the ceiling rent in the Fairfax County Rental Program to approximate market rent.

<p>1. FCRHA Goal: Improve the quality of assisted housing owned or assisted by the FCRHA.</p> <p>Objectives:</p> <p>(a) Maintain excellent public housing management:</p> <ul style="list-style-type: none">• The FCRHA will continue to be a high-performing PHA in each of the 5 years. (The objective applies in each year of the 5-year plan.) <p>(b) Improve voucher management:</p> <ul style="list-style-type: none">• The FCRHA's goal is to be a high performer when rated under SEMAP. (The objective applies in each year of the 5-year plan.) <p>(c) Initiate an asset management review:</p> <ul style="list-style-type: none">• HCD will establish an asset management initiative to provide on-going assessment of all FCRHA assets. This includes financial performance, social issues, marketability, and capital improvement needs. (Note: This objective is related to objective (g) below) (The objective applies in each year of the 5-year plan.) <p>(d) Increase customer satisfaction:</p>	<p>PHAS scores ranged from 91 in 2000 to 94 in 2003.</p> <p>SEMAP scores ranged from 96 in 2001 to 92 in 2003.</p> <p>An asset manager with several years experience in private sector asset management and over 15 years in affordable housing was hired to establish an asset management program. A capital needs assessment has been completed on the public housing properties in the FCRHA portfolio. Financial monitoring and cost control efforts have been addressed. Where possible, project based budgeting has been implemented with property managers assuming greater responsibility for financial results.</p>
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- Based on HUD's Real Estate Assessment Center (REAC) survey of selected public housing residents, the FCRHA will develop a management action plan response as a result of the survey findings. Once the survey results are analyzed, HCD will develop an action plan on a semi-annual basis and adjust accordingly. (HCD plans to complete this objective in the first year of the 5-year plan.)
- HCD plans to be part of Fairfax County's South County Human Services Center that will provide more localized services to the general public, persons on the waiting lists, public housing residents, and section 8 participants. (HCD plans to complete this objective in the fourth year of the 5-year plan.)

(e) Improve the management of assisted housing by upgrading technology:

- HCD will seek improved information management technology over the next three-year period to eliminate manual record keeping regarding applications for housing assistance, eligibility reexaminations, and issuance of letters, notices and billings to participants in Section 8 and public housing programs. (HCD plans to complete this objective in the third year of the 5-year plan.)

HCD staff makes every effort to respond to survey results. There have been improved efforts to communicate with residents by having on-site meetings and obtaining information from residents for security surveys. High scores on the REAC survey were achieved in most years 2001, 2002 and 2003.

HCD services began operation in the South County Human Services Center in 2002.

Online application system was launched in March, 2004. A new enterprise system called Yardi will put all housing management programs on the same platform. Twelve-month implementation began in the fall, 2004.

<ul style="list-style-type: none">• HCD will keep FCRHA's website current and, in response to customer input, will carry out improvements as needed. In addition, HCD will work with other County Human Service Agencies and interested nonprofit and faith community partners in providing access to the FCRHA's website. (This objective applies in each year of the 5-year plan.)• HCD will provide capability to download applications for FCRHA assisted housing on the FCRHA's website. (HCD plans to complete this objective in the second year of the 5-year plan.) <p>(f) Renovate or modernize public housing units:</p> <ul style="list-style-type: none">• Details concerning this goal are discussed in component 7--Capital Improvement Needs—of the annual plan. (The objective applies in each year of the 5-year plan.) <p>(g) Provide replacement public housing:</p> <ul style="list-style-type: none">• HCD will assess the financial viability of the FCRHA public housing inventory and develop a strategy for the overall inventory and each individual property which may include disposition, redevelopment, private investment/ownership and/or private	<p>Website is maintained daily by HCD's Division of Information Systems and Services and by the Office of Public Affairs.</p> <p>On-line applications became available in March, 2004.</p> <p>Renovation occurred in a timely fashion and at maximum amount permitted by the funding of the Capital Grant Program.</p> <p>This is a new initiative just getting underway.</p>
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<p>management at selected sites, to be determined;</p> <ul style="list-style-type: none">• Transfer subsidy from any public housing units identified for disposition to replacement units; and,• Determine marketability of the replaced public housing units for possible disposition through homeownership programs or conversion to other uses. (The objective applies in each year of the 5-year plan.) <p>3. FCRHA Goal: Increase assisted housing choices within the FCRHA's area of operation.</p> <p>Objectives:</p> <p>(a) Provide voucher mobility counseling:</p> <ul style="list-style-type: none">• HCD provides information to families at Section 8 counseling sessions about procedures to utilize the portability feature of the Section 8 program. In addition, HCD will create a new quarterly Section 8 participant newsletter in the second year of the 5 year plan.• HCD's objective is to maintain and/or increase the current level of about 70 to 80 families per year who leave the jurisdiction with a housing voucher.	<p>No disposition occurred during the five-year period.</p> <p>No replacement occurred during the five-year period.</p> <p>A quarterly newsletter was created.</p> <p>This objective was accomplished. It is expected that this level of portability will be maintained, or increased slightly.</p>
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<ul style="list-style-type: none">• HCD's objective is to continue its current practice of both absorbing and billing other housing authorities to maintain its current level of billing for about 350 families per year. HCD will continue to absorb or bill other housing authorities based on an average of about 120 families who move into the jurisdiction each year with a housing voucher from another jurisdiction. (The objective applies in each year of the 5-year plan.) <p>(b) Conduct outreach efforts to potential voucher landlords:</p> <ul style="list-style-type: none">• HCD's objective is to conduct about 36 landlord briefings per year (3 per month) to educate landlords on changes that are occurring in the Section 8 program.• HCD will continue to publish a quarterly Section 8 newsletter that informs current and potential landlords of program requirements and changes as they occur in the program.• HCD's objective is to conduct periodic staff outreach briefing sessions at different locations throughout the County that will also inform landlords of program requirements and changes in the program.	<p>HCD achieved this objective.</p> <p>Approximately 180 landlord briefings occurred during the five-year period.</p> <p>A Section 8 Newsletter is sent to landlords twice a year.</p>
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<p>(The objective applies in each year of the 5-year plan.)</p> <p>(c) Increase voucher payment standards – if necessary:</p> <ul style="list-style-type: none">• HCD will annually review the portion of the HUD-issued FMR being paid by households participating in the voucher program to determine if adjustments are needed in the payment standard. (The objective applies in each year of the 5-year plan.) <p>(d) Implement voucher homeownership program:</p> <ul style="list-style-type: none">• The FCRHA will start a new Section 8 homeownership program that will begin as a pilot program and assist a maximum of 25 families over a five-year period. The homeownership option will be offered only to those families currently receiving Section 8 rental assistance. (The objective applies in each year of the 5-year plan.) <p>HUD Strategic Goal: Improve community quality of life and economic vitality</p> <p>1. FCRHA Goal: Provide an improved living environment in its public housing developments.</p>	<p>Annual review occurs.</p> <p>This program was launched in Fiscal Year 2003 and all vouchers were committed by June 30, 2004.</p>
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Objectives:

- (a) Implement measures to avoid the concentration of poverty by bringing higher income public housing households into lower income developments:
 - HCD will perform semi-annual reviews of public housing admissions to ensure compliance with FCRHA income mixing policy and will make adjustments accordingly. (The objective applies in each year of the 5-year plan.)
- (b) Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - HCD will perform semi-annual reviews of public housing admissions to ensure compliance with FCRHA income mixing policy and will make adjustments accordingly. (The objective applies in each year of the 5-year plan.)
- (c) Implement public housing security improvements:
 - HCD will conduct bi-annual security audits of wholly owned public housing properties, obtaining input from police and staff to

Semi-annual reviews are conducted and income mixing has resulted. This approach ensures that developments are within a standard range and avoid over-concentration of very low income households.

Audits are completed bi-annually. A security coordinator position was added to facilitate these efforts.

<p>plan physical improvements. (The objective applies in each year of the 5-year plan.)</p> <ul style="list-style-type: none">• HCD will use Public Housing Drug Elimination Program grant funds for prevention activities, security patrols and physical improvements on properties determined to have the highest needs. (The objective applies in each year of the 5-year plan.)• HCD will work with the Fairfax County Police Department to encourage neighborhood watch, window watch, and safe house programs in developments where residents have an interest to start these programs. (The objective applies in each year of the 5-year plan.) <p>(d) Improve public housing management:</p> <ul style="list-style-type: none">• HCD plans to be a part of Fairfax County's South County Human Services Center that will provide more localized services to the general public, persons on the waiting lists, public housing residents, and Section 8 participants. (HCD plans to complete this objective in the third year of the 5-year plan.) <p>HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals</p>	<p>PHDEP program was phased out by HUD. While it was active, the grant funding was used for security patrols for the Public Housing complexes, supported a security coordinator position and for several programs that were started to help economic uplift and self improvement. Security fences were added for West Ford and Audubon. Security-related equipment with the funding included: computers, computer printers, color TVs, TV cabinets, remote controls, video cameras, off-road bikes for police, cellular mobile carry phone, and security cameras. Consulting services for a property security assessment was made by PJ Taylor at West Ford, Old Mill and Audubon. The funding was also used for programs such as a computer learning center, adolescent and youth enrichment/prevention program and activities provided by Papillion Enterprises, LLC, and for the HIDTA Program – High Density Drug Traffic Area. This program provided alternative activities held during non-school hours.</p> <p>Programs covered substance abuse education, peer refusal skills, and decision making processes. This was done with cooperation with Fairfax County Alcohol & Drug Services.</p> <p>HCD services began operation in the South County Human Services Center in 2002.</p>
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1. FCRHA Goal: Promote self-sufficiency and asset development of assisted households.

Objectives:

(a) Increase level of self-sufficiency of households assisted through the public housing and Section 8 voucher programs and, in doing so, also increase the rate of unit turnover in both the Section 8 and Public Housing programs. To accomplish this the FCRHA plans to set in motion a four-step action plan. It is the goal of the agency to conclude the planning phase by year 2 of this plan and begin implementation in year 3. These steps include:

- Analyze the characteristics of applicants and participants in these programs and develop affordability indices for various types of families.
- Determine targets for those to be served (within HUD required targeting parameters).
- Examine a variety of strategies to reach these goals. Included in this step are researching national models, and HUD pilot programs.
- Implement strategies, some of which may include: revisions to waiting list priorities,

Increase in the turnover rate was not achieved due to very high market rate rents, and a resulting gap in affordability. HCD staff seeks to regain momentum in the Family Self Sufficiency program and, to that end, obtained \$20,000 in grant funding in FY 2004 for it. HCD will renew its partnership with the Department of Family Services and concentrate on households in the program receiving temporary assistance from welfare and participants of Virginia Initiative for Employment not Welfare (VIEW) with employment training efforts. View limits TANF benefits to two years.

securing and providing greatly enhanced supportive services, increasing deductions on earned income, or income from second wage earners, and establishing time limits and/or maximum subsidy limits for participants.

(b) Provide or attract supportive services to improve assistance recipients' employability:

- In partnership with public and private entities, HCD will establish, furnish, staff and operate computer learning centers on or near public housing properties. These learning centers will provide the opportunity for employable residents to develop skills related to typing, resume writing, data processing, and computer software programs, with the goal of increasing the residents chance of obtaining employment. Job preparedness and career planning would be incorporated into the training curriculum. (The objective applies in each year of the 5-year plan.)
- HCD plans to start one-to-two centers per year, dependent upon the availability of outside resources. (The objective applies in each year of the 5-year plan.)
- HCD will advise single parents seeking self-sufficiency about child support enforcement programs that are available

Applied for, and received grants for Neighborhood Network services (Ragan Oaks, West Ford.)

Counseling is provided.

through the Division of Child Enforcement and the Juvenile Domestic Relations Court. (The objective applies in each year of the 5-year plan.)

- (c) Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- HCD will pursue funding opportunities such as the ROSS program. (The objective applies in each year of the 5-year plan.)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

1. FCRHA Goal: Ensure equal opportunity and affirmatively further fair housing in its housing programs.

Objectives:

- (a) Undertake affirmative measures to ensure access to FCRHA assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- HCD will continue to maintain waiting lists for both the public housing and Section 8 programs based on the date a family applies for the programs and the number of preference points which HCD awards in

\$820,000 in ROSS grant funding was obtained for three grants over the five-year period.

<p>the evaluation process. The evaluation process uses local and ranking preferences in assigning numerical points.</p> <ul style="list-style-type: none">• HCD will work closely with the Fairfax County Fair Housing Task Force to eliminate impediments to equal access. (The objective applies in each year of the 5-year plan.) <p>(b) Undertake affirmative measures to provide a suitable living environment for families living in FCRHA assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability:</p> <ul style="list-style-type: none">• FCRHA's policy prohibits the concentration of the most economically and socially deprived families in any one or all of the FCRHA's public housing projects. HCD will monitor this policy by analyzing the income levels of public housing tenants on a continuous six-month timetable to determine the average incomes of families, defining high income developments as those with family incomes over 115 percent of the average and low income developments as those with family incomes under 115 percent of the average. HCD will then determine those developments that are more than 115 percent above and below the average income of all families in the developments	<p>HCD's director of Housing Management serves on the Fairfax County Fair Housing Task Force. The Task Force worked with the Fairfax County Human Rights Commission to recognize the efforts of two Section 8 landlords. HCD staff receives regular training in fair housing regulations. The Fairfax County Office of Human Rights conducts annual surveys of impediments to Fair Housing.</p> <p>Annual analyses are conducted.</p>
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and will implement a tenant selection procedure at these developments that will give preference to either placing higher income tenants where the development has lower income tenants and lower income tenants where the development has higher income tenants. (The objective applies in each year of the 5-year plan.)

(c) Undertake affirmative measures in public housing and Section 8 programs to ensure the availability of accessible housing for persons with all varieties of disabilities regardless of unit size required:

- HCD will continue to award local preferences to applicants for public housing and the Section 8 voucher program whose head or spouse meets HUD's definition of being disabled. A small number of Section 8 placements are for applicants living and working in Fairfax County with a household member who is mobility impaired and who reside in a housing unit with housing conditions that represent an imminent danger to the health and well-being of the family member listed on the application. Special priority Section 8 admissions are given to individuals who are disabled and under 62 years of age and qualify for the County's Mainstream Disabilities Program.

System was changed to use preference-like priorities; will continue to "give priority" as an affirmative measure.

- HCD will continue to make reasonable accommodations to its public housing and Section 8 programs rules, policies, practices, or services, or structural modifications to a housing unit or its associated premises when they are necessary to enable a person with a disability to comply with the requirements of a program and have an equal opportunity within a program to use and enjoy their residence or its common areas within a housing community.
(The objective applies in each year of the 5-year plan.)

Other PHA Goals and Objectives:

1. FCRHA Goal: Assist in the redevelopment and revitalization of non-residential areas:
 - (a) Promote commercial revitalization initiatives.
 - HCD will continue to be the point-of-contact for County revitalization activities in accordance with the County Executive's initiatives on revitalization introduced in March 1998 and endorsed by the Board of Supervisors in October 1998. The FCRHA is exploring financial tools necessary to assist neighborhood revitalization activities. Revitalization in non-residential areas is important to the FCRHA because several FCRHA properties are located in

98 instances of accommodation were addressed over the five-year period.

HCD is well-established as the lead agency for County revitalization efforts.

or near existing or proposed revitalization areas. Since the FCRHA has a vital stake in its properties, improvements in the physical and economic conditions in these areas are viewed as benefiting not only the general community but the FCRHA residents as well. (The objective applies in each year of the 5-year plan.)

2. FCRHA Goal: Utilize all available resources and seek out the best economic tools available.

(a) Seek creative means to finance affordable housing:

- The FCRHA will continue to form partnerships with other public, private, and nonprofit entities to utilize private funds, grants, loans, tax credits, bond revenues, State funds, entitlement programs, local appropriations, and other sources to structure the financing necessary to implement projects. (The objective applies in each year of the 5-year plan.)

(b) Foster development of community-based housing and human services programs.

- HCD is the lead agency for development of the County's Consolidated Plan, and an FCRHA commissioner sits on the citizen advisory committee that oversees the Consolidated Plan process. In addition to

Coordination occurs among these various efforts. Additional policy coordination is needed to establish a multidisciplinary approach to family self-sufficiency.

the four federal programs (CDBG, HOME, ESG, and HOPWA), the County's Consolidated Plan includes significant local funds and federal/State Community Services Block Grant (CSBG) funds. HCD provides staff support for the activities of the Consolidated Community Funding Advisory Committee that develops the framework for the funding processes for community-based housing and human services programs. HCD also is (1) an active participant in the Continuum of Care planning process for HUD homeless assistance, and sits on the County's Homeless Oversight Committee, and (2) develops joint plans with the staff of the Community Services Board and the Disabilities Services Board to develop housing activities, seek special housing subsidies and grants, modify existing housing, and create specialized programs. HCD closely monitors community needs in order to adjust its goals, objectives, policies and procedures as necessary. (The objective applies in each year of the 5-year plan.)

Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
- Small Agency (<250 Public Housing Units)**
- Administering Housing Choice Voucher Only**

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

PURPOSE

This fiscal year 2006 Annual Plan, which includes the period July 1, 2005 to June 30, 2006, was prepared to comply with the requirements of Section 511 of the Quality Housing and Work Responsibility Act (the Act) of 1998. The Act requires the Fairfax County Redevelopment and Housing Authority (FCRHA) to submit to the Department of Housing and Urban Development (HUD) every fiscal year on or after October 1, 1999, an annual plan that responds to 17 specific components. The Act shifts authority over many areas of housing policy that affect low-income families to the FCRHA.

BACKGROUND

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. The Annual Plan focuses on the public housing and Housing Choice Voucher (HCV) programs as required by HUD and does not encompass all programs and activities of the FCRHA or HCD.

Fairfax County's draft Five-Year Consolidated Plan for Fiscal Years 2006-2010 disclosed that about 45,376 families in Fairfax County had incomes that were less than 80 percent of the area's median income and had need for rental housing units in the county. About 20,002 of these families had incomes that were 30 percent or less than the area's median income.

The FCRHA's public housing and HCV tenant-based assistance is a primary source of federal housing assistance for the County's low-income residents living in the FCRHA's three service areas—Service Area I (South County), Service Area II (Central County), and Service Area III (North County)*. The FCRHA provides public housing units to 1,063 families and HCV rental assistance payments to over 3,000 families living throughout the three service areas. In April 2004, the FCRHA initiated a new on-line registration system, which gives interested applicants access 24 hours a day, seven days a week, 365 days a year. It is unlikely that many families on the waiting lists will ever have the opportunity to obtain housing assistance through the FCRHA programs since the expected turnover of families in public housing and HCV is generally averaging about 10 percent per year.

Income Mixing

The FCRHA Public Housing Admissions and Occupancy Policy states that the FCRHA must avoid concentrations of the most economically and socially disadvantaged families in any one or all of the FCRHA's public housing projects. Effective October 1, 1999, the FCRHA modified its policy to include semi-annual reviews of public housing admissions to ensure compliance with the FCRHA income mixing policy and HUD guidance. The policy was further modified in March 2000, after HUD issued additional guidance on income mixing.

In order to ensure relative parity among its housing developments, HCD is analyzing the income levels of public housing tenants on a continuous twelve-month timetable to determine the average incomes of families in each development. High-income developments are defined as those with family incomes over 115 percent of the average and low-income developments as those with family incomes under 115 percent of the average. Reasonable income mixing is then obtained by either admitting higher income tenants where the development is more than 15 percent under the average or admitting lower income tenants where the development is more than 15 percent over the average.

Housing Choice Voucher Homeownership Program

The FCRHA implemented a new HCV homeownership program effective January 2002. The program began as a pilot program to use vouchers to secure housing for 25 families over five years. Since January 2002, twenty-one families have purchased homes. As of October, 2004, the FCRHA anticipates that the remaining four vouchers will be used for home purchases by the end of the fiscal year, or by June 30, 2005. This homeownership option is offered only to those families currently receiving HCV rental assistance. New participants must be in the HCV rental program for one year in order to be eligible to qualify for the homeownership option. Before the FCRHA will approve a family's request for the homeownership option, the family must show evidence that it is a first-time homeowner and meets FCRHA's income and employment requirements.

Safety and Crime Prevention Measures

The FCRHA places a high priority on crime and safety issues in the annual plan that affect the quality of life and economic vitality of families in assisted housing. The FCRHA recognizes the importance of providing for a safe and secure environment for residents who live in its neighborhoods. Through

* The FCRHA's three service areas interface with Fairfax County's four Human Service Regions.

out the years, the FCRHA has instituted numerous security practices to prevent and control crime related problems in its developments. This plan discusses many of these practices.

Asset Management

Asset management is a critical component of the annual plan. The FCRHA is proud of the appearance of the 1,063 units comprising the 31 developments in the public housing inventory scattered throughout the three service areas. The FCRHA is committed to the preservation of these developments and to high standards of physical maintenance and capital improvements. Because of the large geographic jurisdiction and great variety of housing units, the FCRHA conducts a number of physical inspections of all of its public housing developments to assess improvement needs in security, risk management, energy conservation, and physical modernization.

Community Service Reinstated

The FCRHA's policy on performing community service while a resident in a public housing unit is that each adult public housing resident, not exempted by the Act, shall perform at least 8 hours of community service per month or at least 96 hours per year. Generally, eligible tenants perform the required service throughout the year, on a month-to-month basis. The policy originally became effective on October 1, 1999, but was discontinued on December 10, 2001. The policy was reinstated on June 20, 2003 with residents needing to have their first months requirement fulfilled by October 31, 2003.

The FCRHA's notice to the tenants stated that the FCRHA will not renew the lease at the end of the twelve month lease unless (1) the tenant, and any other noncompliant resident, enters into a written agreement with the FCRHA to cure the noncompliance, or (2) the family provides written assurance satisfactory to the FCRHA that the tenant or other noncompliant resident no longer resides in the unit. The tenant may also request a grievance hearing on the FCRHA determination. In the agreement, the tenant will be required to cure the noncompliance by completing the additional hours of community service or economic self-sufficiency activity needed to make up the total number of hours required over the twelve-month term of the new lease.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

Annual Plan

- i. Annual Plan Type
- ii. Executive Summary
- iii. Table of Contents
 1. Housing Needs
 2. Financial Resources
 3. Policies on Eligibility, Selection and Admissions
 4. Rent Determination Policies
 5. Operations and Management Policies
 6. Grievance Procedures
 7. Capital Improvement Needs
 8. Demolition and Disposition
 9. Designation of Housing
 10. Conversions of Public Housing
 11. Homeownership Programs Administered by the FCRHA
 12. Community Service and Self-Sufficiency Programs
 13. Crime and Safety
 14. Pets (Inactive for January 1 PHAs)
 15. Civil Rights Certifications (included with PHA Plan Certifications)
 16. Audit
 17. Asset Management
 18. Other Information

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- X A. Admissions Policy for Avoiding Concentration of Poverty (File name-VA019a04.doc)
- X B. Capital Fund Program Annual and 5-Year Statements (File name-VA019b03.doc)
- X C. Most recent board-approved operating budget (File Name-VA019c03)
- X D. Comments of the FCRHA Resident Advisory Council (must be attached if not included in PHA Plan text) and Comments received from the Public Hearing (File name-VA019d03)
- X E. The FCRHA's definition of "substantial deviation" and "significant amendment or modification". (File Name-VA019e03)
- X F. PHA Management Organizational Chart (File name-VA019f04)
- X G Deconcentrate Poverty and Promote Integration in Public Housing Developments (File name-VA019g04)

- X H. FCRHA Policy Statement on Residents Who Must Perform Community Service
- X I. List of FCRHA Resident Advisory Council Members-(File name-VA019h04)
- X J. Certifications :
 - Standard PHA Plan Certification of Compliance
 - Form HUD-50070: Certification for a Drug-Free Workplace
 - Form SF-LLL: Disclosure of Lobbying Activities
 - Form HUD-50071: Certification of Payments to Influence Federal Transactions
 - Consolidated Plan Agency Certification

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	HCV Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Avoiding Concentration of Poverty and Promoting Income Mixing Documentation: 1. PHA board certifications of compliance with avoidance of concentration of poverty requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required avoidance of concentration of	Annual Plan: Eligibility, Selection, and Admissions Policies

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	poverty and promoting income mixing analysis	
X	Public housing rent determination policies, including the methodology for setting public housing flat rents X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development X check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies X check here if included in HCV Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures X check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	HCV informal review and hearing procedures X check here if included in HCV Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any HCV Homeownership program X check here if included in the HCV Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or HCV	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section	Annual Plan: Annual

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Name of Jurisdiction: Fairfax County, VA		Source of Data CHAS Data Book				Data is Adjusted per Community 2020 Projections for the Year: 2002			
Household by Type, Income, & Housing Problem	Renters					Owners			Total Households
	Elderly 1 & 2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly	All Other Owners	Total Owners	
	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
1. Very Low Income (0 to 50% MFI)	4,664	10,646	2,991	5,470	23,771	4,513	6,989	11,502	35,273
2. 0 to 30% MFI	2,849	4,412	1,280	2,388	10,929	2,081	2,859	4,940	15,869
6. 31 to 50% MFI	1,815	6,234	1,711	3,082	12,842	2,432	4,130	6,562	19,404
10. Other Low-Income (51 to 80% MFI)	1,025	4,693	1,411	3,366	10,495	2,028	5,457	7,485	17,980
14. Moderate Income (81 to 95% MFI)	700	4,311	1,266	3,805	10,082	2,370	7,708	10,078	20,160
18. Total Households*	9,666	48,103	10,945	37,141	105,855	35,166	211,711	246,877	352,732

** Includes all income groups -- including those above 95% MFI

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
 - Indicate year:
- X U.S. Census data: CHAS data set, as included on the HUD website on October 15, 2003
(<http://www.comcon.org/resources/chas/reports.asp>)
- American Housing Survey data
 - Indicate year:
- Other housing market study
 - Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and HCV Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> HCV tenant-based assistance			
<input type="checkbox"/> Public Housing			
X Combined HCV and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	8,652		
Extremely low income <=30% AMI	7,068	81.7%	
Very low income (>30% but <=50% AMI)	1,455	16.8%	
Low income (>50% but <80% AMI)	125	1.4%	
Families with children	2,234	25.8%	
Elderly families	1,084	12.5%	
Families with Disabilities	1,944	22.5%	
Race/ethnicity Black	1,530	17.7%	
Race/ethnicity White	1,298	15%	
Race/ethnicity Asian	495	5.7%	
Race/ethnicity Hispanic	286	3.3%	
Race/ethnicity Other	97	1.1%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1,886	21.8%	12
2 BR	1,940	22.4%	63
3 BR	1,006	11.6%	57
4 BR	433	5.0%	6
5 BR	121	1.4%	0
5+BR	34	0.40%	0

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

There are over 8,000 families on the FCRHA's combined HCV and Public Housing waiting lists who have an immediate unmet need for subsidized housing units. The FCRHA's Public Housing Program, consisting of 1,063 units available for housing, and the HCV Program, which pays rental subsidies to over 3,000 families, do not have sufficient housing and financial resources to meet this unmet housing need. Because the annual unit turn-over rate for these programs is about 10 percent, the FCRHA will continue to focus during fiscal year 2006 on the self-sufficiency and asset development of families living in public housing and HCV households.

The FCRHA also plans to analyze strategies, such as focusing coordinated services upon clients with extremely low incomes. To improve the quality of assisted housing, the FCRHA will assess the financial viability of the FCRHA public housing inventory and develop a strategy for the overall inventory and each individual property which may include disposition, redevelopment, private investment/ownership or private management at selected sites.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- X Employ effective maintenance and management policies to minimize the number of public housing units off-line
- X Reduce turnover time for vacated public housing units
- X Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through HCV replacement housing resources
- X Maintain or increase HCV lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction

- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase HCV lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase HCV lease-up rates by effectively screening HCV applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- X Apply for additional HCV units should they become available
- X Leverage affordable housing resources in the community through the creation of mixed - finance housing
- X Pursue housing resources other than public housing or HCV tenant-based assistance.
 - The FCRHA will continue to seek support from the Fairfax County Board of Supervisors to increase the number of affordable dwelling units in the County for low and moderate-income families.
 - The FCRHA will continue to seek Low Income Housing Tax Credits.
 - The FCRHA will assist in the preservation of existing HUD subsidized housing as well as non-subsidized affordable developments.
 - The FCRHA will leverage available sources of funding (tax credits, tax exempt bonds, HOME funds, etc.) to develop or preserve affordable housing either directly or through provision of assistance to other non-profit or for-profit developers.
- X Other: (list below)
 - Fairfax County Homeownership Programs
 - Fairfax County Rental Housing Program.
 - Acquisition of Multifamily Properties.
 - Development of Single Occupant Units, if feasible.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- X Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based HCV assistance
- X Employ admissions preferences aimed at families with economic hardships
- X Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- X Employ admissions preferences aimed at families who are working
- X Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- X Apply for special-purpose vouchers targeted to the elderly, should they become available
 - Elderly only make up 14 percent of applicants on the waiting lists. Assistance available through a number of project-based developments for the elderly.
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- X Apply for special-purpose vouchers targeted to families with disabilities, should they become available
 - There are 100 vouchers specified for persons with disabilities under the Mainstream Housing for Persons with Disabilities Program and administers Medicaid-waiver vouchers.
- X Affirmatively market to local non-profit agencies that assist families with disabilities
- X Other: (list below)
 - Obtained 2002 Resident Opportunity and Self-Sufficiency (ROSS) Grant to provide residential support services for households with disabilities.
 - Obtained 2003 Resident Opportunity and Self-Sufficiency (ROSS) Grant to provide residential support services for households with elderly members or members with disabilities.
 - Set-aside public housing units for occupancy for disabled individuals in the Supportive Shared Housing Program administered by the Community Services Board.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
 Other: (list below)
Consolidated plan analysis shows no races/ethnicities with disproportionate housing needs.

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel HCV tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
 Market the HCV program to owners outside of areas of poverty /minority concentrations
 Other: (list below)
- HCD actively participates as a member of the Fair Housing Task Force.

Other Housing Needs & Strategies: (list needs and strategies below)

Need: Specific Family Types: All renter families below 95% MFI

Strategy 1: Facilitate the self-sufficiency of FCRHA residents as they move toward financial independence, while recognizing the needs of special populations

- Increase the number and percentage of employed persons in assisted households
 Provide or attract supportive services to improve assistance recipients' employability
 Provide or attract supportive services to increase independence for the elderly or persons with disabilities
 Support the establishment of computer learning centers at assisted housing locations

Strategy 2: 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 the County.

- Continue to build voucher homeownership program
 Leverage private or other public funds to create additional housing opportunities
 Acquire and build units and developments
 Provide a storefront for homebuyer education and counseling

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
 Staffing constraints
 Limited availability of sites for assisted housing

- X Extent to which particular housing needs are met by other organizations in the community
 - Homeless Shelter and Transitional Housing Programs operated by community-based organizations, such as New Hope Housing, Inc., Fairfax-Falls Church Community Services Board, and private contract vendors.
- X Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- X Influence of the housing market on PHA programs
- X Community priorities regarding housing assistance
- Results of consultation with local or state government
- X Results of consultation with residents and the Resident Advisory Council
- Results of consultation with advocacy groups
- Other: (list below)

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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (expected grants for Fairfax County FY 2004)		
a) Public Housing Operating Fund	\$ 793,973	
b) Public Housing Capital Fund	1,677,157	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	32,724,650	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	Phased out	
g) Resident Opportunity and Self-Sufficiency Grants	200,000	
h) Community Development Block Grant	7,310,000	
i) HOME	2,991,048	
Other Federal Grants (list below)		
Emergency Shelter Grant	272,772	
Housing Opportunities for Persons With AIDS	275,000	
Section 8 New Construction	2,312,229	
2. Prior Year Federal Grants (unobligated funds only) (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	4,246,882	
4. Other income (list below)		
Investment Income	38,300	
4. Non-federal sources (list below)		
County General Fund	688,786	
Total resources	53,520,911	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

When families are within a certain number of being offered a unit: (state number)

X When families are within a certain time of being offered a unit: (state time)

- HCD verifies a family's eligibility for admission to a public housing unit at the time the applicant is being considered for the suspense pool, generally within six-months of admission.

Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

X Criminal or Drug-related activity

X Rental history

X Housekeeping

X Other (describe)

- Credit Reports
- Tenant Checks to determine if applicant owes another Housing Authority money.

c. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. X Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

X Community-wide list

X Sub-jurisdictional lists

Fairfax County's Public Housing Program is scattered over a 400-square mile county. This necessitates administering the units through three service areas (I-South County, II-Central County, and III-North County).

- Sub-jurisdictional lists are proposed to be used once program operations are decentralized and made operational.

Site-based waiting lists

Other (describe)

b. Where may interested persons apply for admission to public housing?

X PHA main administrative office

PHA development site management office

X Other (list below)

- Fairfax County South County Government Center Office
- Fairfax County Human Services Coordinated Services Planning Offices at various geographic locations including the Reston/Herndon, Alexandria\Mount Vernon, Falls Church, and Fairfax County Pennino building areas.
- Computer kiosks at various public sites throughout the County.
- County application site through the world-wide web.

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?

If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously

If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

PHA main administrative office

All PHA development management offices

Management offices at developments with site-based waiting lists

At the development to which they would like to apply

Other (list below)

- South County Government Center Office

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

X One

- Applicants who decline a unit for a valid reason, such as medical (i.e., unable to climb stairs), or too far from employment or special education needs of a dependent, will remain on the waiting list until a more suitable unit is available. The second unit will meet the applicant's need; but if it is declined, the name will be removed from the waiting list.

Two

Three or More

b. X Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

X Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

- HCD anticipates targeting more than 50% of all new admissions based on the incomes of the families who are on HCD's waiting lists.

b. Transfer policies:

- When there is a medical emergency, an overhoused/underhoused condition, or a need for the tenant to be closer to the workplace, the FCRHA's Public Housing Admissions and Occupancy Policy allows for accommodating one transfer for three new admissions to vacant units. In other cases, tenant relocations are made when other emergencies or administrative reasons exist and the move is in the best interest of the family.

In what circumstances will transfers take precedence over new admissions? (list below)

X Emergencies

X Overhoused

X Underhoused

X Medical justification

X Administrative reasons determined by the PHA (e.g., to permit modernization work)

Resident choice: (state circumstances below)

X Other: (list below)

- Proximity to employment

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection(5)
Occupancy)

2. Which of the following admission preferences does the PHA plan to employ in the coming year?
(select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - Ranking Preference: Rent Burden (rent + utilities are >30 percent of income).
 - Sole adult working less than 30 hours/week due to care for disabled dependent household member.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

1 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- FCRHA maintains waiting lists for both the public housing and HCV programs based on the date that a family applies for the programs and the priority ranking which FCRHA awards in the evaluation process. FCRHA's evaluation process uses local and ranking preferences in assigning priority ranking. First priority is awarded to applicants whose head or spouse, (1) is employed, attending school, or participating in a job training program for a combination of 30 hours per week; or (2) is 62 or older; or (3) meets the HUD definition of being disabled; or (4) is the only adult in the household, is working less than 30 hours per week, and who is the primary caretaker of a disabled dependent, and who pays more than 30% of their gross annual income for rent and utilities, and who lives and/or work in Fairfax County. The rent burden preference is applied when applicants are paying, during the past 90 days or longer, more than 30 percent of their gross income for rent and utilities (excluding telephone and cable/satellite television costs).
- Up to 55 percent of the annual public housing admissions available through turnover are selected from a special priority admissions pool. These applicants, who meet local priorities, are referred by human service providers and enrolled in certain human services programs, including transitional housing and the Special Needs Homeless Initiative Assistance and Project Homes, a program cooperatively administered by HCD and the Department of Family Services to serve homeless families.*

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in the jurisdiction
- 1 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
 - Sole adult household member working less than 30 hours per week in order to care for their disabled dependent.
 - High rent burden.

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

- a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
- X The PHA-resident lease
 - X The PHA's Admissions and (Continued) Occupancy policy
 - X PHA briefing seminars or written materials

* While currently accurate, this is under consideration for revision through an intake redesign. This process is expected to be completed by the end of summer, 2004.

- X Other source (list)
• Code of Tenant Conduct; Major Lease Requirements; Affidavit of Understanding

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- X At an annual reexamination and lease renewal
X Any time family composition changes
 At family request for revision
 Other (list)

(6) Deconcentration and Income Mixing

(See attachment G)

B. Housing Choice Voucher

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- X Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

b. X Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. X Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. X Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
X Other (describe below)
• Tenant's prior landlords and addresses
• Any information regarding damage claims paid on behalf of the tenant

(2) Waiting List Organization

a. With which of the following program waiting lists is the HCV tenant-based assistance waiting list merged? (select all that apply)

- None
X Federal public housing

- Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below)

The pre-application process or the “registration list” is the same for all three programs but separate waiting lists are maintained for the Housing Choice Voucher, Public Housing and Fairfax County Rental Programs.

b. Where may interested persons apply for admission to HCV tenant-based assistance? (select all that apply)

- X PHA main administrative office
X Other (list below)

- Fairfax County South County Government Center Office
- Fairfax County Human Services Coordinated Services Planning Offices at various geographic locations including the Reston, Alexandria\Mount Vernon, Falls Church, and Fairfax County Government Office (Pennino Bldg) areas.
- Computer kiosks at various public sites throughout the County.
- County application site through the world-wide web.

(3) Search Time

a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- Applicants must show that they have actively looked for a unit. They are given an additional 60 days to find a unit when the circumstances are due to not finding units within the Fair Market Rents. HCD experience shows that within 60 days, 90 percent of the tenants find an affordable unit. In some hardship situations or as reasonable accommodations, extensions can be given for up to the HUD maximum of 240 days. However extensions will be granted depending upon sufficient program funding.

(4) Admissions Preferences

a. Income targeting

Yes X No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75 percent of all new admissions to the HCV program to families at or below 30 percent of median area income?

b. Preferences

1. X Yes No: Has the PHA established preferences for admission to HCV tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose HCV assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- X Working families and those unable to work because of age or disability
- Veterans and veterans' families
- X Residents who live and/or work in your jurisdiction
- X Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- X Other preference(s) (list below)
 - Ranking Preference: Rent Burden (rent + utilities are greater than 30 percent of income.)
 - Sole adult working less than 30 hours/week due to care for disabled dependent household member.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- The FCRHA maintains waiting lists for both the public housing and HCV programs based on the date and time that a family applies for the programs and the priority ranking which the FCRHA awards in the evaluation process. The FCRHA's evaluation process uses local and ranking preferences in assigning priority ranking. First priority is awarded to applicants whose head or spouse, (1) is employed, attending school, or participating in a job

training program for a combination of 30 hours per week; or (2) is 62 or older, or (3) meets the HUD definition of being disabled, or (4) is the only adult in the household, is working less than 30 hours per week, and who is the primary caretaker of a disabled dependent, and who pays more than 30% of their gross annual income for rent and utilities, and who lives or works in Fairfax County. The rent burden preference is applied when applicants are paying, during the past 90 days or longer, more than 30 percent of their gross income for rent and utilities (excluding telephone and cable television costs).

- Up to 55 percent of the annual HCV admissions available through turnover are selected from a special priority admissions pool. These applicants, who meet local priorities, are referred by human service providers and enrolled in certain human services programs, including transitional housing and the Special Needs Homeless Initiative Assistance and Project Homes, a program cooperatively administered by HCD and the Department of Family Services to serve homeless families. A small number of HCV placements are also reserved for applicants living and working in Fairfax County with a household member who is disabled and who resides in a housing unit with housing conditions that represent an imminent danger to the health and well-being of the family member listed on the application.
- A preference is also given on the HCV waiting list to households who meet the qualification for the Family Unification Program voucher.
- Finally, special priority admissions are given in the HCV program to individuals who are disabled and under 62 years of age and qualify for the County's Mainstream Disabilities Program.

- 1 Working families and those unable to work because of age or disability
 Veterans and veterans' families
1 Residents who live and/or work in your jurisdiction
1 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
1 Other preference(s) (list below)
 - See above description of preferences.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- X Date and time of application
 Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

- X This preference has previously been reviewed and approved by HUD
 The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers

- X Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose HCV Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose HCV program administered by the PHA contained? (select all that apply)

- X The HCV Administrative Plan
X Briefing sessions and written materials
 Other (list below)

b. How does the PHA announce the availability of any special-purpose HCV program to the public?

- Through published notices
X Other (list below)
 - Extensive targeted mail-out to human service providers, applicants on the waiting lists, and other interested parties.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- X The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
X \$26-\$50

2. X Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

- 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;
- The family would be evicted as a result of the imposition of the minimum rent requirement;
- The income of the family has decreased because of changed circumstances, including loss of employment;
- A death in the family has occurred; and
- Other situations as may be determined by FCRHA.

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)

- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage:
(if selected, specify threshold)_____
- X Other (list below)

Anytime the family experiences an income decrease of more than 10% of their annual income and anytime there is a change in the family composition.

g. Yes X No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The HCV rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- X Other (list/describe below)

- Flat rents are determined for each type of unit in a public housing development. The purpose of a flat rent schedule is to allow the FCRHA to create rental structures that would reflect the asset value of the unit, similar to the private market and which would remove disincentives to families obtaining employment and achieving self-sufficiency, while maintaining income protections for the residents. HUD has stated that flat rents are to be based on a reasonable market value of the unit.

- The FCRHA's flat rents are determined based on a formula-driven model. The model's methodology takes into consideration factors related to the cost of operating and providing the dwelling units in individual public housing developments and other key factors related to the specific characteristics about the FCRHA's public housing developments, such as the property's age, location, and physical condition. Also, comparable property rental values were used to determine if further adjustments in the flat rent schedule were necessary.
- The FCRHA's flat rent schedule is mainly driven by costs incurred by the FCRHA to operate, maintain, and provide the rental units in 31 public housing developments. Costs were developed for each public housing development and include operating expenses incurred to maintain the developments, general fund expenses such as garbage collection, miscellaneous expenses such as painting, capital improvements costs, and costs related to maintaining a replacement reserve.
- The model's methodology also calculates adjustments to the cost-driven flat rents to account for a property's age, location, and physical condition. For example, our analysis showed that rental rates for properties in Service Areas II and III generally run 6 percent and 18 percent, respectively, higher than Service Area I. The cost-driven flat rents for properties in Service Areas II and III were adjusted upward to account for these differences.
- Comparing cost-driven flat rents with subsidized rental properties in the County also provided us with information to further adjust the flat rent schedule.

B. Housing Choice Voucher Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

- The FCRHA's policy is to maintain the voucher payment standard between 90 and 100 percent of FMR. The FCRHA will adjust the standard as dictated by levels of program funding and market conditions.
- Assistance payments will be made using the same procedures specified in Section VI of the Administrative Plan, except that monthly assistance payments will not change if the monthly rent for a unit changes, but may change when the payment standard changes or an affordability adjustment is made.
- During the term of any five-year Annual Contributions Contract, annual adjustments of the payment standard may be made. HCD intends to make the affordability adjustments as needed

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
 100% of FMR
 Above 100% but at or below 110% of FMR
 Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- X Other (list below)
 - To respond to HUD's FFY04 funding shortfall

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- X Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- X Success rates of assisted families
- X Rent burdens of assisted families
- X Other (list below)
 - Budget constraints

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- X \$26-\$50

b. X Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

- 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;
- The family would be evicted as a result of the imposition of the minimum rent requirement;
- The income of the family has decreased because of changed circumstances, including loss of employment;
- A death in the family has occurred; and
- Other situations as may be determined by FCRHA.

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- X An organization chart showing the PHA's management structure and organization is attached.
- X A brief description of the management structure and organization of the PHA follows:
- 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 the HCD:
 1. Administration Division
 2. Housing Management Division.
 3. Property Improvement and Maintenance Division.
 4. Financial Management Division.
 5. Real Estate Finance & Grants Management Division.
 6. Design, Development and Construction Division.
 7. Commercial Revitalization Division.
 8. Information Systems and Services Division.
 - HCD's staffing level is 299 professional and support positions (includes merit, limited term, and vacant positions). The major programs that they administer include:
 1. The HCV Program.
 2. Public Housing Program management, maintenance, and modernization..
 3. The Fairfax County Rental Program (FCRP).
 4. FCRP/Senior Housing.
 5. FCRP/Special Needs Housing.
 6. Affordable Dwelling Unit (ADU) Program.
 7. Home Repair and Improvement Programs.
 8. Homeownership Programs.
 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.
 15. Revitalization Program.

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use “NA” to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1,063	120
HCV Vouchers	3,146	372
HCV Portability Billed	290	N/A
Special Purpose HCV Certificates/Vouchers (list individually) Preservation	22	2
Other Federal Programs(list individually)		
Section 221 (d) (3)	289	15
Section 236	429	21
HOME (Rental Subsidies)	48	6
Section 8 New Construction	360	60

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

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

The FCRHA has 31 project locations with a total of 1,063 units in the public housing inventory. In many cases, the public housing units are scattered among other 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 the recently built Affordable Dwelling Unit townhouses. 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 income of tenant households as of October 2004, was about \$18,948 per year.

Management HCD’s Housing Management Division has the responsibility for the day-to-day management and operations of the FCRHA’s Public Housing Program. The Division issues detailed policies and procedures that are used by the Housing Services Branch in managing and maintaining the 31 public housing developments. They include:

- File Maintenance Procedures
- Tenant Application Procedures

- Rent Calculation Procedures
- Procedures for Filling Vacant Units
- Procedures for Leasing Up Units
- Procedures for Transfers of Residents
- Procedures for Annual Recertifications
- Procedures for Interim Recertifications
- Procedures for Inspections, New Resident Home Visit & Exterminations
- Grievance Procedures
- Procedures for Terminations-Public Housing
- Procedures for Preparation for Court
- Procedures for Eviction
- Procedures for the use of Management Aides
- Procedures for Special Residential Programs
- Procedures for Resident Services Activities
- Procedures for Case Notes
- Procedures for 30 Day Home Visit
- Procedures for Tenant Accounts Receivable
- Procedures for Financial Commitment Form
- Procedures for Crisis Intervention
- Procedures for Monthly Reporting Requirements for Service Providers
- Procedures for Volunteer Registrations and Registration Form
- Procedures for Solutions Program
- Procedures on Temporary Relocation of Public Housing Residents (In the process of being written)

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

Maintenance: The Property Improvements and Maintenance Division (PIMD) has 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 on-site property managers coordinate maintenance activities with PIMD.

In performing its maintenance functions at public housing developments, PIMD's maintenance activities are guided by specific 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) HCV 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 Housing Management 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 Housing Services Branch in administering over 3,146 Annual Housing Assistance Payment Contracts. The Plan contains the following policies and procedures that are used in the administration of the program.

- Admission and Occupancy Policies.
- Admission and Occupancy Procedures.
- Housing Assistance Payments Procedure.
- Procedure to Reduce Program Abuse.
- Procedures on Tenant Services.
- Transition Provisions.
- Housing Voucher Program.
- Special HCV Housing Guidelines to Rental Rehabilitation Program.
- Monitoring of Program Performance.
- Project Homes and Special Needs Homeless Incentive Program.
- Transitional Housing Priority.
- Family Self-Sufficiency Program.
- Family Unification Program.
- HCV Homeownership Program.
- Exhibits.

The HCV Administrative Plan is maintained at HCD's headquarters location, 3700 Pender Drive, Fairfax, Virginia

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. X Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

- HCD will provide the Resident Advisory Council the opportunity to become more involved with the receipt of tenant grievances as well as the resolution of those grievances.

If yes, list additions to federal requirements below:

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

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- X PHA main administrative office
 PHA development management offices
X Other (list below)

- Service Area I site office in County of Fairfax South County Center

B. HCV Tenant-Based Assistance

1. X Yes No: Has the PHA established informal review procedures for applicants to the HCV tenant-based assistance program and informal hearing procedures for families assisted by the HCV tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

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

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- X PHA main administrative office
X Other (list below)

- Service Area I site office in the County of Fairfax South County Center

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement and the Annual Statement for the Replacement Housing Fund (RHF) is provided as an attachment to the PHA Plan at Attachment (state name) VA019bV03
- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

- a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
- b. If yes to question a, select one:
- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name VA019bVO3)
- The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5-Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1. Development name:
 2. Development (project) number:
 3. Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development

- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes X No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- Yes X No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- Yes X No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes X No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)
2. Activity Description – not applicable

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9: Section 8 only PHAs are not required to complete this section.

1. Yes X No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)
2. Activity Description – not applicable

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes X No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 10B; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description – not applicable

B. Voluntary Conversion Initial Assessments pursuant to Section 22 of the U.S. Housing Act of 1937

A. How many of the PHA's developments are subject to the Required Initial Assessments? 31

B. How many of the PHA's developments are not subject to the Required Initial Assessments based on exemptions (e.g. elderly and/or disabled developments not general occupancy projects)? 1

C. How many Assessments were conducted for the PHA's covered developments? 31

D. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments: 0

E. If the PHA has not completed that Required Initial Assessments, describe the status of these assessments: N/A

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes X No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of

1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description – not applicable

B. Housing Choice Voucher Tenant Based Assistance

1. X Yes No: Does the PHA plan to administer a HCV Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

X Yes No: Will the PHA limit the number of families participating in the HCV homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- X 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

X Yes No: Will the PHA’s program have eligibility criteria for participation in its HCV Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

Policy Statement

On January 2002, the FCRHA began the HCV homeownership option on a pilot basis that would assist a maximum of 25 families.* The homeownership option will be offered only to those families currently receiving HCV rental assistance. New participants must be in the HCV program for one year in order to be eligible to qualify for the homeownership option. Therefore, the FCRHA’s policy is that all active participants in the HCV program who are in good standing with the Department of Housing and Community Development (HCD) will have an opportunity to apply for HCV homeownership. Before

* FCRHA plans to review each family after five years to determine the progress they are making in reducing their need for subsidies by increasing family income. Also, FCRHA will assess the impact of the homeownership option on the cost to administer the Section 8 Housing Choice Voucher Program.

the FCRHA will approve a family's request for the homeownership option, the family must show evidence that it will be a first-time homeowner and meet the FCRHA's income and employment requirements. The FCRHA may deny approval of a seller for any reason provided for disapproval of an owner under the voucher rental program regulations. Administration of this program must conform to 24 CFR Parts 5, 903 and 982 HCV Homeownership Program Final Rule, or as may be amended.

The specific FCRHA requirements that families must meet in order to qualify for the HCV homeownership option include:

- Family Eligibility

Family participation in the program is voluntary and not every HCV tenant-based family will qualify to receive homeownership assistance. The FCRHA will only offer, on a space available basis, the homeownership option to a family who is participating in the HCV program and:

1. has participated in the HCV Program for one year;
2. has expressed an interest in homeownership, is a first time homebuyer, and will be moving for the first time from HCV rental housing to a family-owned home;
3. meets the minimum income requirement at initial qualification for homeownership;
4. meets the employment requirements;
5. has a financial history that shows the family has not filed for bankruptcy within the last 7 years;
6. has pre-qualified for a homeownership loan with an FCRHA-approved lender;
7. has obtained a recommendation from at least one prior landlord that the family is a good candidate for homeownership assistance and has no record of delinquent rent, or damage claims while the family occupied rental housing;
8. is in good standing with the FCRHA ;
9. has sufficient funds for down payment and closing costs; and
10. agrees to abide by the ongoing program rules and homeownership family obligations.

- Waiting List Priority Preference System

3 Points – Family Self-Sufficiency Program Participants or other HCV participants who have enrolled in or graduated from an FCRHA approved homeownership program, have a signed written agreement or a sales contract that complies with the HCV Homeownership Final Rule to purchase a home, and have obtained loan pre-approval from a lender that meets the financial requirements of the FCRHA to conduct mortgage-financing activities in the HCV Homeownership program.

2 Points –Housing Choice Voucher Program participants for 1 year

1 Point - Housing Choice Voucher Program Portability - In

- Homeownership Counseling

Once FCRHA determines a family's eligibility for HCV homeownership assistance and before the family purchases a home, the family must attend a homeownership and housing counseling program that will be provided or recommended by HCD. The program will include the following subjects:

1. Home maintenance,
2. Budgeting and money management,
3. Credit counseling,

4. How to negotiate a contract for a home that conforms with the requirements of the final rule,
5. How to locate homeownership financing, including the pros and cons of different types of financing,
6. How to find a home, including information about homeownership opportunities, schools, and transportation,
7. Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas,
8. Information on fair housing including fair housing lending and local fair housing enforcement agencies,
9. Information about the Real Estate Settlement Procedures Act (RESPA), State and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions, and
10. Post-settlement counseling.

A Certificate of completion of homeownership and housing counseling must be presented to HCD prior to a final determination of eligibility for HCV homeownership assistance.

- Maximum times to locate and purchase a home

Once a family completes the required homeownership and housing counseling program and receives a certificate of completion, the family will have 60 days to find a home, execute a contract, get the home inspection and go to settlement. If 60 days is not sufficient, the family may apply for extensions of 60 days upon documentation of need. Total maximum time cannot exceed 240 days (8 months). The home must be owned in fee simple by the family or may be a cooperative unit. While searching for a home, the family will continue to receive rental assistance until the family vacates the rental unit consistent with the lease. The home selected must be an existing home or under construction and be located in Fairfax County (excluding any jurisdiction not having a cooperation agreement to administer HCV within their boundaries). Eligible housing can also include housing where the family does not own fee title to the real property and has a land lease for a period of at least 40 years. In this case, the home must also be on a permanent foundation to qualify. If the family qualifies for portability, the family may select a home in the jurisdiction of another PHA, if that PHA has a HCV homeownership program. The receiving PHA may absorb the homeownership family or bill the FCRHA for the homeownership housing assistance using the normal portability billing process.

Families will be given counseling on setting realistic expectations regarding affordability for each family based upon their ability to pay.* For example, using the standard criterion that the cost of housing (purchase price) should not exceed 2.5 times a family's income, a family with gross annual income of about \$40,000 and little outstanding debt should be locating a home with a purchase price of about \$100,000 or less.

- Home Inspections

After the family has selected a home and before commencement of homeownership assistance, there are two mandatory inspections that must be performed.

* FCRHA will not permit a family to purchase a home involving a purchase/rehabilitation or a lease/purchase arrangement.

For the first inspection, the family must hire an independent, professional home inspector who is qualified to report and to inspect the home for physical defects and to assess the adequacy and life span of the major building components, building systems, appliances and other structural components. The family must pay for the cost of this inspection. A copy of the inspection report must be provided to the family and the FCRHA. Once the inspection is complete, HCD's Home Improvement Loan Program staff will review the inspection report for accuracy and completeness. Based on these inspections, the family and the FCRHA will determine if there are any pre-purchase repairs that need to be discussed and decided upon by the seller and the family, the severity of the repairs, and whether the purchase transaction makes sense in light of the overall condition of the home and the likely costs of repairs and capital expenditures.

Second, the home must pass an initial FCRHA Housing Quality Standards (HQS) inspection that will be performed by HCD's HCV office. The inspection is the normal initial HQS inspection conducted by HCD for the tenant-based rental assistance program.

The FCRHA considers the home inspection requirement to be a critical step in the home selection process. The professional home inspection will disclose independent data concerning the age and condition of the home, especially those components of the home, such as the roof, heating and air conditioning, and appliances, that must be replaced based on the age and condition of the home. The inspection would also estimate the likely costs of repairs and replacements. A HCV Homeownership Affordability Model will be used to measure the family's ability to pay housing and non-housing costs and to estimate the amount of funds the family should set-aside on a monthly basis to cover the eventual replacement of the home's major systems and components.

The Statement of Family Obligations will include a requirement that the family maintain the unit once purchased in accordance with Federal Housing Quality Standards which requires an annual inspection. Any notice of deficiency would need to be corrected within the time limit specified in the notice. Failure to do so may result in termination of benefits under the program. Families may also be required to attend additional counseling classes as a condition of continued assistance.

The FCRHA reserves the right to disapprove the unit for assistance under the homeownership option because of information in the inspection report.

- Employment

The family seeking homeownership assistance must show that they are a good candidate for homeownership. Therefore, the head of household or spouse of the family must be employed on a full-time basis. The FCRHA's policy is that, except for an elderly family or a disabled family, the family must have a record of full-time employment (not less than an average of 30 hours per week) for at least one year before the commencement of homeownership assistance.

- Family Minimum Income Requirements

Under the HCV homeownership program, the FCRHA's policy is that, when the family begins making mortgage payments to the lender, the family must demonstrate that the head of household and spouse have qualified gross monthly income as specified in the rule. The minimum income requirement only applies to the family's income at the time they initially qualify to purchase a

home. Therefore, the gross minimum income level will not be a continuing requirement during the life of the loan.

In regards to inclusion of welfare assistance in determining whether elderly and disabled families meet the minimum income requirements, welfare assistance shall be included only for those adult elderly or disabled family members who will own the home. There is a national standard for disabled families. This minimum income standard for such families will be equal to the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve.

- Financing Requirements

The family selected to participate in the HCV homeownership program must secure their own financing from a lender of their choice. However, the family will be encouraged to use Fannie Mae lenders who are approved by the FCRHA to conduct mortgage-financing activities in the HCV homeownership program. These lender partners will be developed through an Expression of Interest and will utilize underwriting guidelines for specific HCV mortgage products that have been developed through Fannie Mae and serve both HCV Homeownership borrowers and the disabled families under the pilot program. HCV borrowers utilizing these products would have to have a minimum gross family income of 2.5 times the Voucher Payment Standard and Housing Assistance Payments will need to be made directly to the account established by the lenders. The approved lenders will have an understanding of the HCV homeownership program goals and a willingness to provide loans that meet the need of and comply with FCRHA's policies and procedures. FCRHA's policy is that the lender must comply with the basic mortgage insurance credit underwriting procedures for FHA-insured single family mortgage loans for homes that are financed with or without FHA-insured mortgage financing.

The FCRHA's policy prohibits seller financing in the HCV homeownership program. An exception to that policy would be sellers that are considered institutional lenders that are 501(c) (3) non-profit and financing agencies that are approved by the FCRHA. Therefore, the FCRHA will not approve a loan involving seller financing, or where the mortgage will result in balloon payments or in certain kinds of variable interest rate loans that are not in the best interest of the family financing purchase of a home.

The FCRHA's policy is to review each proposed Section 8 homeownership loan to determine whether the monthly mortgage payment is affordable after considering other family expenses. Further, at the time of loan closing, the family must meet a minimum cash (or equity requirement) that amounts to three percent of the final sales price of the home, with at least one percent of the purchase price from the family's personal resources.

Once the family is approved for homeownership, HCD will make housing assistance payments directly to the family unless the family chooses otherwise or in those cases where lenders require direct payments into an account established by the lender. The family will be responsible for making total monthly mortgage payments to the lender. The FCRHA is not responsible for mortgage payments in the event that the family defaults on the mortgage. The family must immediately notify the FCRHA when the default occurs and is totally responsible for bringing the mortgage current.

At yearly recertifications, families will be asked to show evidence that they are making monthly contributions to an escrow savings account that is being used for replacement reserve purposes. This contribution should be in conformance with the amount determined necessary to replace major systems and appliances. Failure on the part of the family to maintain an account adequate to this purpose may cause the homeownership counselor to require that the family members attend post-purchase counseling sessions on the importance of the requirement.

- Homeownership Assistance Payments

HCD will make monthly homeownership assistance payments directly to the family as long as the family is living in the residence and is eligible to receive housing assistance payments. At the election of the family, the housing assistance payment may be paid to the lender. Eligibility to receive homeownership assistance payments terminates automatically 180 days after the last homeownership assistance payment is made on behalf of the family.

HCD will calculate the monthly homeownership assistance payment using a modified voucher program payment standard approach. The payment will equal the lower of (1) the payment standard minus the Total Tenant Payment, or (2) the monthly homeownership expenses less the Total Tenant Payment.

The family is responsible for the monthly homeownership expenses not reimbursed by the housing assistance payment and must demonstrate that it has sufficient income to meet these expenses. The FCRHA will annually or on an interim, as-needed basis, reexamine family income and composition and make appropriate adjustments to the amount of the monthly housing assistance payment.

In determining the family's monthly homeownership expenses, the FCRHA will allow amounts to cover:

1. Principal and interest on initial mortgage debt and any mortgage insurance premium incurred to finance the home;
2. Real estate taxes and public assessments on the home;
3. Home owners insurance;
4. An allowance for maintenance expenses (HCD's best estimate of an appropriate amount for maintenance of a home);
5. An allowance for costs of major repairs and replacements (HCD's best estimate of an appropriate amount for a replacement reserve for a home);
6. The FCRHA's HCV utility allowance for the home (The utility allowance is the same utility allowance schedule as used in the voucher program)*; and
7. Land-lease payment (if applicable).

HUD's requirements state that except for elderly and disabled families, HCV homeownership assistance may only be paid for a maximum period of up to 15 years, if the mortgage is 20 years or longer. In all other cases, the maximum term of homeownership is 10 years. There are no time

* For cooperative housing, the homeownership expenses for a cooperative member would be the same except there is a cooperative charge under the cooperative occupancy agreement that is allowed as an expense.

limits for elderly and disabled families. Since FCRHA will initially operate the program on a pilot basis, FCRHA's policy will be that homeownership assistance will initially be paid for a maximum period of up to 15 years. After the initial 5-year pilot period, HCD will review each case individually at year 5, year 10, and year 14 to determine if the family has shown sufficient progress in improving their financial condition. HCD's primary purpose will be to determine whether the family's gross annual income is increasing at a sufficient rate to reduce the need for housing assistance payments by the 15th year of the mortgage and to provide counseling as appropriate.

If the family is current in making mortgage payments but is not making sufficient progress in increasing family income, these circumstances could cause the FCRHA to encourage the family to sell the home and switch back to rental assistance. If the family is not in default on the mortgage loan and has met all obligations under the HCV program, the FCRHA can issue the family a rental voucher. When a family defaults on a mortgage loan (either a FHA-insured or a non-FHA-insured), these cases will be reviewed by the FCRHA to determine whether a rental voucher will be issued to the family or if assistance will be terminated.

How the FCRHA Will Administer the Housing Choice Voucher Homeownership Option

As previously mentioned, the Department of Housing and Community Development will initially administer the HCV Homeownership Program on a pilot basis. HCD's Housing Management Division (HMD), will have the overall responsibility for program administration. The Homeownership and Relocation Services Branch, located in the Real Estate Finance and Grants Management Division, will be responsible for homeownership and housing counseling training. All matters related to the determination and payment of HCV homeownership assistance payments will be performed by HMD's HCV office. The Home Improvement Loan Program (HILP) office will provide technical assistance that will be needed to evaluate inspection reports prepared by independent, professional home inspectors, and may provide home maintenance education.

HCD, in conjunction with the respective program offices, will annually evaluate the pilot program results to determine the effectiveness of the HCV homeownership option in moving families from rental housing to homeownership. The FCRHA will also measure participant progress in increasing family income levels and reducing the family's need for FCRHA's homeownership housing assistance payments. The program may be expanded beyond FCRHA's initial goal of assisting 25 HCV families if the FCRHA determines that the program is effectively helping HCV rental families obtain homeownership.

12. PHA Community Service and Self-Sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

X Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

- FCRHA/HCD and the Fairfax County Department of Family Services (DFS) have been collaborators in self-sufficiency programs, such as Project Self-Sufficiency, and Operation Bootstrap prior to the current Family Self-Sufficiency (FSS) Program. DFS and HCD are two departments within the Fairfax County government structure and the service collaboration predates cooperative agreements. Representatives of DFS and other agencies sit on the FSS Coordinating Committee. FSS participants' service plans include the use of a Release of Information that permits the exchange of information between the agencies.

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- X Client referrals
X Information sharing regarding mutual clients (for rent determinations and otherwise)
X Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
X Jointly administer programs
 Partner to administer a HUD Welfare-to-Work voucher program
 Joint administration of other demonstration program
X Other (describe)

- Administers a special program to award HCV for homeless families in conjunction with supportive services. (Project Home)
- Administers the Family Unification Program

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- X Public housing rent determination policies
X Public housing admissions policies (Working Preference)
X HCV admissions policies (Working Preference)
 Preference in admission to HCV for certain public housing families
 Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
 Preference/eligibility for public housing homeownership option participation
X Preference/eligibility for HCV homeownership option participation

- X Other policies (list below):
- Housing and Community Development Corporation and FCRHA Resolutions Implementing Economic Uplift and Self-sufficiency:
 - Adoption of Moderate Income Direct Sales (MIDS) Homebuyers Eligibility Requirements;
 - Adoption of Policies and Regulations Concerning the Sale and Rental of Affordable Dwelling Units (First Time Homebuyers' Program);
 - Authorization to Enter into an Agreement with The Housing Opportunities Foundation to Assist Moderate Income Homebuyers;
 - Authorization to Establish a New Family Self-Sufficiency Program;
 - Authorization to Formalize Current Practices for Economic Uplift and Self-improvement Initiatives.

b. Economic and Social Self-Sufficiency programs

X Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or HCV participants or both)
Resident Mgmt. Aides	12	Emp. Interview	PHA Main Office	Public Housing
Section 8 Housing Choice Voucher Homeownership	25	Specific Criteria	PHA Main Office	HCV
Sponsor-Education Homeownership Seminars- First Time Homebuyer's Program & Moderate Income Direct Sales Program-Homeownership Education	200	Other – Voluntary sign-up	PHA Main Office	Both
Sales/Program Purchaser's	10	Specific Criteria	PHA Main Office	Both
Downpayment & Closing Cost Program	23	Specific Criteria	PHA Main Office	Both
Fairfax Area Christian Emergency and Transitional Services, Inc.- Robinson Square, Barros Circle and Ragan Oaks: Pre-employment. Program; Household Mgmt.; ESL; Parent/Child Enrichment Program; Resident Employment Opportunities.	Varies upon the program	Restricted to property residents	PHA Main Office or FACETS office or the respective property's Activity Center	Public Housing
Center for Multi-Cultural Human Services-Kingsley Park: Career and employment workshops; Family	Varies upon the program	Restricted to property residents	PHA Main Office or CMHS office or Kingsley Park Activity	Public Housing

Support Services.			Center	
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(2) Family Self-Sufficiency Program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (since 10/1998)
Public Housing (PH)	0	16 (as of 11/2004)
Housing Choice Voucher (HCV)	80(waiver)	95(as of 11/2004)

*Actual number of graduates since 10/01/98: HCV = 78; PH = 11

- b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:
- FCRHA has a waiver on the mandated number of FSS participants.

C. Welfare Benefit Reductions

1. The PHA 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: (select all that apply)
- Adopting appropriate changes to the PHA’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 or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - Establishing a protocol for exchange of information with all appropriate TANF agencies
 - Other: (list below)

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - Residents fearful for their safety and/or the safety of their children

- Based on the results of security audits and fear surveys conducted on public housing properties, the majority of residents feel safe in their homes and when walking in the development during the daytime. However, residents report feeling somewhat unsafe when walking in the developments after dark. In response to these concerns, selected properties are assigned a team of community policing officers, security guards, and HCD staff to patrol the properties on an overtime basis. Other remedies include lighting, installation of security fences, posting no parking and loitering signs to prevent drug dealing and loitering at the properties. Future remedies include increase contact with the police to help enforce the no trespass letters and prosecution efforts

X Observed lower-level crime, vandalism and/or graffiti

- Analysis of crime trends reveal that property crimes, such as vandalism and auto theft are a problem on selected properties. It is important to note that property crimes are only documented when the victim decides to report an incident. As such, the increase in property crimes can be attributed to higher incidences of reporting on the part of public housing residents. A greater police presence may have also contributed to the increase in reported property crimes.

X People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime

- The FCRHA is divided into three service areas. Potential applicants appear to have a negative perception about drugs and crime in Service Area I. The perception is not necessarily directed toward FCRHA properties, rather toward the region as a whole. This region of the county has areas of older housing, low rents, and higher poverty compared to the rest of Fairfax County, which could contribute to the negative perceptions held by FCRHA applicants.

Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

X Safety and security survey of residents

- The FCRHA conducts annual Security Audits of its public housing developments. Each audit includes a comprehensive safety and security resident survey. The survey asks residents for information regarding their perceptions of safety in the community and what factors or conditions they believe contribute to the problems. These reports are included in the planning process for budgets, Comp Grant. This survey enables FCRHA staff to identify the safety and risk control issues for each property and develop strategies to resolve the problems. Residents of selected properties are also surveyed on an annual basis.
- The FCRHA conducts annual inspections combining risk management and security audits.

X Analysis of crime statistics over time for crimes committed “in and around” public housing authority

- The FCPD provides crime statistics to the FCRHA for analysis. The report itemizes Part I and Part II Calls for Service and field reports for each public housing development.

Generally this information is analyzed in the Security Audit to identify crime trends for each public housing development. 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 not necessarily of community. 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.

- X Analysis of cost trends over time for repair of vandalism and removal of graffiti
 - PIMD is responsible for repairing vandalism and removing graffiti from FCRHA properties. PIMD maintains a record of work orders and regularly monitors cost trends of repairs and other property improvements.
- X Resident reports
- X PHA employee reports
- X Police reports
- X Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

2. Which developments are most affected? (list below)

- The following properties have been included in FCRHA's security patrols in the last several years based on factors such as resident perception of crime, tenant characteristics, and FCPD calls for service.
 1. Barros Circle
 2. Audubon Apartments
 3. West Ford I, II, III
 4. West Glade (formerly The Green)
 5. Kingsley Park
 6. Rosedale Manor
 7. Robinson Square
 8. Ragan Oaks
 9. Greenwood
 10. Old Mill Gardens

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- X Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
 - The FCRHA has an excellent track record of leveraging resources. Other county agencies and local non-profits such as FACETS, AMERICORPS, Alcohol and Drug Services, The Office of Partnerships and Northern Virginia Family Service provide prevention programs for adults and youth living in public housing. These and other agencies conduct a variety of programs on-site, such as: computer classes, academic enrichment programs, and drug prevention/ awareness activities. Most of these organizations sustain their programs

through their own funding, with HCD providing space and other resources as they become available.

X Crime Prevention Through Environmental Design (CPTED)

- HCD and the FCPD both have staff who are trained in CPTED. These officers generally provide CPTED consultations prior to implementing physical improvement projects on PHDEP properties. FCPD officers also provide input regarding landscaping, lighting, and other risk control issues on public housing properties to housing staff. All Housing Managers and PIMD staff have been trained in CPTED in the Fall of 1999.

* New property managers will receive CPTED training as soon as possible after they are hired.

X Activities targeted to at-risk youth, adults, or seniors

- FCRHA provides activities for residents of all ages living in public housing, including, recreational and cultural opportunities, on-site educational programs, wellness and fitness programs, academic enrichment, holiday and back-to-school celebrations, substance abuse prevention programs, alternative recreational programs, therapeutic group activities, and employment/career counseling programs.

X Volunteer Resident Patrol/Block Watchers Program

- The FCRHA has worked in conjunction with the Crime Prevention Unit of the FCPD to actively promote Neighborhood Watch/Window Watch as a viable strategy to reduce drug and other criminal activity on or near FCRHA owned properties. To date, this program's success has been marginal. However, FCRHA and FCPD continue to promote the program and support any residents interested in forming a Neighborhood Watch/Window Watch program.

X Other (describe below)

- Compliance and Community Relations (CCR) Unit -- The CCR Unit was established in April, 1999 to investigate fraud and program abuse in the HCV and Public Housing programs. The CCR Unit has developed innovative techniques to detect program fraud and will now use its expertise to handle public housing safety and security issues. It should be noted that the CCR Unit was a recipient of the HUD 1999 Best Practice Award for its efficient handling of program abuse.
- Security Coordinator - The Security Coordinator position was consolidated with the Drug Grant Coordinator position. The position as of March 2003 is supported by the Public Housing Capital Fund. The Security Coordinator position is responsible for the security audits, working with Property Managers in establishing programs to address effective techniques to combat crime, as well as prevention methods on and around Public Housing sites, working with the local police, helping to build cases to evict tenants that are involved with violent and drug related crimes and maintaining a tracking system for "No Trespass Notices" and Car Decals for parking. This position monitors the security guard contracts and security guard budget as well as other funding related to the security issues for Public Housing.

- No Trespass Letters – HCD issues “No Trespass” letters to any person found in violation of FCRHA or property regulations, engaging in criminal activity, acting abusive towards staff or residents, or otherwise acting in an inappropriate manner. This information is maintained and tracked by Property Managers, FCPD and the Compliance Unit.

2. Which developments are most affected? (list below)

- The following properties have been included in FCRHA’s security patrols in the last seven years based on factors such as resident perception of crime, tenant characteristics, and FCPD calls for service.
 1. Barros Circle
 2. Audubon Apartments
 3. West Ford I, II, III
 4. West Glade (formerly The Green)
 5. Kingsley Park
 6. Rosedale Manor
 7. Robinson Square
 8. Ragan Oaks
 9. Old Mill Gardens
 10. Greenwood

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- X Police provide crime data to housing authority staff for analysis and action
- As established by an agreement between 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.
- X Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- The Fairfax County police officers have access to site offices. Police may use this 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.
- X Police regularly testify in and otherwise support eviction cases

- 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, be cross-examined and be an expert witness 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.

X Police regularly meet with the PHA management and residents

- Monthly meetings are held with the FCPD at the station level with Police, probation officers, HCD Property Managers, the Security Coordinator, and Lead and Senior Housing Services Specialists, as well as private market property management representatives. The meeting is used to discuss any new or emerging crime trends in the neighborhood as well as in the public housing development, issues related to problem tenants, and to determine the schedule for additional police patrols. Senior staff from HCD and FCPD also meet for policy meetings to evaluate the progress of the ongoing partnership and make any necessary adjustments to the community policing efforts. FCPD Crime Prevention Officers are available to meet with residents upon request and attend community functions on a regular basis.

- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

- Barros Circle
- Audubon Apartments
- West Ford I, II, III
- West Glade (formerly The Green)
- Kingsley Park
- Rosedale Manor
- Robinson Square
- Ragan Oaks
- Old Mill Gardens
- Greenwood

14. PET POLICY

[24 CFR Part 903.7 9 (n)]

Policy Statement:

Effective July 1, 2001, the FCRHA's policy on pet ownership in public housing permits a resident of a dwelling unit in multi-family public housing to own one pet while a resident in a public housing unit. The resident must maintain the pet in the public housing development subject to the following FCRHA requirements.

1. Fees

- The resident must pay a one-time non-refundable registration fee of \$12.
- The resident must deposit \$100 with the Fairfax County Department of Housing and Community Development (HCD). Once the resident vacates the unit, they will be reimbursed the \$100 less any costs resulting from pet related damages to the dwelling unit and/or de-fleaing or sanitizing the unit or de-fleaing the yard.

2. Limitations on the Number and Size of an Animal

- The resident may own one dog or one cat, to be housed indoors.
- The dog, when mature, can not exceed 25 pounds.

3. Prohibitions Against Dangerous Breeds/Animals and other Animals Based on Certain Factors

- There will be no pit bulls allowed in the developments.
- There will be no exotic or endangered species, including poisonous reptiles or animals otherwise prohibited by local, state or federal law allowed and kept as pets in dwelling units.

4. Restrictions and Prohibitions are also Permitted Based on Size and Type of Building or Project or other Relevant Conditions

- Pet ownership will be restricted to those properties wholly owned by the FCRHA.
- Properties under home-ownership association (including condo unit owners associations) governance are excluded.

5. The Head of Household (Leaseholder) Must File Appropriate Documents with HCD before Pets will be Allowed in the Dwelling Unit:

- Before a current resident brings a pet into a public housing unit or a new family moves in a dwelling unit with a pet, the family must register the pet with the Fairfax County Department of Housing and Community Development.
- The family must sign a statement declaring which adult member of the household will be responsible for controlling and maintaining the pet.
- The family must sign a statement that they understand and will abide by the Fairfax County leash law and laws governing proper disposal of animal waste and litter.
- The family must provide documentation showing the name, address, and telephone number of the veterinarian holding the pet's health records.
- The family must obtain a valid, current Fairfax County license for a dog, which must be worn by the animal at all times.
- The family must provide documentation that the dog or cat has been inoculated against rabies.
- The family must provide documentation that the dog or cat has been neutered.
- The family must ensure that the dog or cat wears an identification tag with the owner's name, address and telephone number and rabies tag attached to the collar. For dogs, the license must be attached.

6. Property Related Requirements

- HCD requirements do not allow pets to be left tied-up on the premises by the tenants.
- HCD requirements do not permit doghouses on the premises.

7. Other HCD Requirements that Residents Owning Pets Must Follow

- Evidence of any acts of neglect, inhumane, cruel treatment or violation of anti-cruelty laws regarding pets, whether owned by the tenant or not, will be considered a material violation of the lease and will cause immediate termination of the pet agreement and be grounds for termination of the lease.
- The head of household (leaseholder) will be fully responsible for costs incurred to de-flea or sanitize their housing unit, and de-fleaing the lawn, if required and necessary to meet public health standards.
- Per lease provisions, no alteration to the unit's physical features, including doors, is permitted without prior HCD written approval.
- The head of household (leaseholder) will be responsible for restraining and controlling pets at all times. The FCRHA will not be responsible for lost pets should HCD staff need to enter the housing unit to perform inspections, maintenance work or other related activities. If HCD staff cannot perform required service calls or inspections due to an unrestrained pet, the tenant will be charged for the service call at the established rate for minimum time and labor costs.
- The FCRHA assumes no responsibility for any pet found roaming free and picked up by Fairfax County Animal Control.

All of the above requirements will become a lease addendum and fully enforceable under the lease. Failure to abide by the requirements will be considered a material violation of the lease.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. X Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))? (If no, skip to component 17.)

2. X Yes No: Was the most recent fiscal audit submitted to HUD?

- The most recent independent auditors' report was submitted to HUD for the fiscal year end June 30, 2003.

3. Yes X No: Were there any findings as the result of that audit?

4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____

5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. X Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

Long-Term Asset Management Goals and Objectives

- The operating needs of the public housing stock are:
 1. Project-based budgeting for all developments having more than 50 dwelling units.
 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 Comprehensive Grant Housing Fund.
 5. Continuing implementation of a computer facility management package that will integrate rent records with work orders and capital construction history. Implementation of the progress in underway, Phase I is complete.
- 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 semi-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.

2. What types of asset management activities will the PHA undertake? (select all that apply)

- Not applicable
X Private management – for some properties
X Development-based accounting
X Comprehensive stock assessment
 Other: (list below)

3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Council Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Council?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment D (File name) VA019dV03

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below:

- In Attachment D (File name VA019dV03), HCD has included its responses to the Resident Advisory Council's comments and recommendations.

Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

- The Board of Commissioners of the FCRHA are selected and appointed by the Board of Supervisors of Fairfax County.

3. Description of Resident Election Process – not applicable

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: County of Fairfax, Virginia.

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The FCRHA is one of the organizations designated to be represented on the citizen advisory committee—the Consolidated Community Funding Advisory Committee (CCFAC)—which oversees the County’s Consolidated Plan development process; an FCRHA Commissioner is an appointed member of the CCFAC.
 - The County staff member responsible for the preparation of the Consolidated Plan also prepares the FCRHA’s 5-Year and Annual Plans.
 - Members of the FCRHA 5-Year and Annual Plan Steering Committee received copies of the draft of the Consolidated Plan for review and comment.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- A County staff member responsible for the preparation of the Consolidated Plan also prepares the FCRHA’s Five-Year and Annual Plan.
- X Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- The FCRHA will use Capital Grant Funds to improve and upgrade existing public housing developments.
 - If HUD issues a Notice of Funding Availability for additional HCV rental vouchers, FCRHA will apply for funding based on the housing needs of families in the County.
 - The FCRHA will leverage private and/or other public funds, including the use of low income housing tax credits and bonds, to create additional housing opportunities for low and moderate-income families.
 - The FCRHA will expand homeownership opportunities through the Fairfax County First-Time Homebuyer Program, the Moderate Income Direct Sales Program and a new HCV homeownership option.
- X Other: (list below)
- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in HUD CHAS dataset for 2002, and this data will be represented in the updated Five Year Consolidated Plan for Fairfax County.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below) *These statements are under consideration and possible revision as part of the preliminary draft of the Consolidated plan for FY2006-FY2010.*

On September 13, 1999, the Fairfax County Board of Supervisors approved the following mission statement.

- The mission of the County is to maximize the effective and efficient use of resources in the Consolidated Plan through a citizen-driven, staff-supported process to develop and preserve

affordable housing, promote healthy, thriving and safe neighborhoods, and provide quality, accessible human services that meet essential existing and emerging needs throughout Fairfax County.

Also, on September 13, 1999, the Fairfax County Board of Supervisors approved the following Vision and Mission statements for the County's Five-Year Consolidated Plan for FY 2001-2005.

- A strong, diverse, and vibrant community which cares about the needs of its residents, where all can live to the best of their abilities in thriving, supportive neighborhoods.
- A community which values affordable and accessible housing, education, jobs, physical and mental health care, economic opportunities, and adequate transportation.
- A community which adequately supports its human services system to ensure optimal service delivery.
- A community which actively participates in the planning, needs assessment, priority setting and decision-making processes to allocate community resources to meet the needs of its citizens.
- A community which addresses these needs by building dynamic, flexible partnerships among the public, private, and non-profit sectors, and community volunteers.

The existing FCRHA goals statement was utilized as one source for the development of broad goal statements for sections of the Consolidated Plan for Fiscal Years 2001—2005.

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

1. a. RESIDENT ASSESSMENT – FOLLOW-UP PLAN 2005

Communication Plan

- Review results of resident survey with managers, supervisors
- Continue to mail out quarterly newsletters
- Provide all tenants with e-mail addresses for public housing staff
- Provide staff with training to improve voice mail and e-mail responses and response time
- Distribute more information out about the Resident Advisory Council and the meetings that are held
- Conduct at least two focus groups with residents and management to discuss issues relating to public housing developments and management and maintenance issues.
- Provide more public notices of when development meetings are being held and results of those meetings.

Status: It has been certified in REAC that we will have these goals implemented by March 1, 2005.

Funding will be utilized from the Public Housing operating budget, resident participation funding.

1. b. RESIDENT ASSESSMENT – FOLLOW-UP PLAN 2004

No response required since FCRHA properties received a score higher than 70 on REAC.

2. ANNUAL PLAN STATEMENT: PROJECT-BASED ASSISTANCE PROGRAM

The Fairfax County Redevelopment and Housing Authority (FCRHA) plans to convert up to 278 Tenant-Based Vouchers to Project-Based Assistance to create a project-based program for the purpose of providing HCV assistance in areas of Fairfax County currently under-utilized through the tenant-based program. No more than 33% of the total vouchers available will be awarded to any individual project. As required by HUD, no more than 25% of the units in a “building” may receive project-based voucher assistance unless the assisted units are made available to elderly or disabled families or families receiving supportive services. On March 1, 2001, the FCRHA approved project selection criteria necessary to convert up to 278 HCV tenant-based rental subsidy assistance to project-based assistance. A letter requesting approval of this program was sent to HUD on March 30, 2001. HCD received verbal approval from HUD on December 11, 2001.

The project-based program is intended to recruit property owners to construct standard or upgrade existing rental housing stock, and make it available to low-income families, at rents within the HCV existing housing fair market rents and to award assistance to eligible existing properties for the same purpose. Applications for projects designed to use project-based assistance will be accepted by the FCRHA on a continuous basis. At this point HCD has one project approved with 2 other projects pending approval. HCD will continue to advertise this program in 2004.

SELECTION CRITERIA: The following establishes the criteria for FCRHA awards of project-based assistance. A prerequisite criterion is that sites cannot be in high poverty census tracts unless an exception is granted by the FCRHA for the project.

Category	Criteria	Weight	Scale
Site	To receive maximum points (20), must be in HCV utilization census tracts of 4% or less (not including existing project-based HCV) as identified by HCD’s Analysis of HCV Use by Census Tract as contained in the Action Item of March 1, 2001 (or as subsequently revised). Lesser points awarded for census tracts with higher percentage utilization.	20	1, 5, 10, 15, or 20
Design	Must be standard, non-luxury, multi-family or townhouse units meeting Housing Quality Standards (see 24 CFR ch. IX [5-1-96Ed.] Section 982.401).	5	1-5
Experience	Owner/developer has successful record of property development or rehabilitation.	15	0-15
Management	Must have a successful record managing multi-family or similar properties and experience with assisted housing programs, or applicant plans to use a management company with a record of such experience.	20	0-20
Consistency with FCRHA’s initiatives	Project must meet one or more of the FCRHA’s initiatives as listed in the Action Item of March 1, 2001. Points will be awarded base on the project’s priority for the FCRHA among its initiatives.	20	0-20
Feasibility of the Project	Must be able to demonstrate financial backing and commitment; must be able to finance the project in such ways as to rent units within the current FMR or within approved exception rent limits as evidenced by the project’s proforma operating budget; time required to build or rehab must be reasonable.	20	0-20
Total Weight		100	

IMPLEMENTATION DATE: JANUARY 10, 2002.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

- A. Admissions Policy for Avoiding the Concentration of Poverty and Achieving Income Mixing.
- B. Capital Fund Program – [Most up to date information attached, numbers may change based on further HUD updates]
- C. Most recent board-approved operating budget for the Public Housing and Section 8 programs – [last approved Public Housing budget attached for comment period was submitted to HUD with 2005 plan, Public Housing budget to go with 2006 plan will not go before FCRHA until early spring]
- D. Comments of the Resident Advisory Council with HCD Responses and Comments Received from the Public Hearing with HCD Responses. – [FCRHA will not receive comments until the end of January, these will not be available during comment period]
- E. FCRHA’s Definition of “Substantial Deviation” and “Significant Amendment or Modification”.
- F. FCRHA Management Organizational Chart.
- G. Component 3, (6) Deconcentration and Income Mixing
- H. FCRHA Policy Statement on Residents Who Must Perform Community Service
- I. FCRHA Resident Advisory Council List of Members
- J. Certifications : - [HUD certifications – Not applicable for comment]
 - Standard PHA Plan Certification of Compliance
 - Form HUD-50070: Certification for a Drug-Free Workplace
 - Form SF-LLL: Disclosure of Lobbying Activities
 - Form HUD-50071: Certification of Payments to Influence Federal Transactions
 - Consolidated Plan Agency Certification