

# FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY



## DRAFT FY 2026 MOVING TO WORK PLAN

**DRAFT:** To be submitted to the U.S. Department of Housing  
and Urban Development on or before April 15, 2025

## The Mission

The mission of the FCRHA is to initiate and provide opportunities for Fairfax County residents to live in safe, affordable housing and to help develop, preserve, and revitalize communities through fiscally responsible and open processes.

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# I. Introduction

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Moving to Work (MTW) is a demonstration program that offers Public Housing Authorities (PHAs) the opportunity to design and test innovative, locally designed strategies by allowing exemptions from existing Public Housing and tenant-based Housing Choice Voucher (HCV) rules. The program also permits PHAs to combine operating, capital, and tenant-based assistance funds into a single agency-wide funding source, as approved by the U.S. Department of Housing and Urban Development (HUD). The purpose of Moving to Work is to give PHAs and HUD the flexibility to implement various approaches for administering housing assistance that accomplish three primary goals:

1. Reduce cost and achieve greater cost effectiveness in federal expenditures;
2. Incentivize employment to help families increase their levels of self-sufficiency; and
3. Increase housing choices for low-income families.

In 2013, the Fairfax County Redevelopment and Housing Authority (FCRHA) was designated as a Moving to Work agency. The FCRHA provides numerous affordable housing options, from rental vouchers to moderately priced rental units, as well as affordable opportunities for homeownership. Each household fits somewhere along this continuum and households are offered opportunities to progress to the next step based on their level of self-sufficiency as well as the availability of housing resources. Housing options in the continuum include the following:

Rental Subsidy and Services Program. The Rental Subsidy and Services Program (RSSP) is a rental assistance program offering medium-to-long-term subsidies with case management services. The program is geared towards supporting households earning 50 percent of Area Median Income (AMI) and below. RSSP is a locally funded rental assistance program that is subject to annual appropriations by the Fairfax County Board of Supervisors.

Project-Based or Tenant-Based Housing Choice Voucher. The federal Housing Choice Voucher Program serves extremely and very low-income households (earning 50 percent of AMI and below) that need housing assistance. Participants can be referred to local nonprofit organizations for assistance with employment, case management, and other services as needed.

Fairfax County Rental Program. The local Fairfax County Rental Program (FCRP) generally serves working, low- to moderate-income households (earning 80 percent of AMI and below). Housing managed under the FCRP includes multifamily housing, housing for public sector and healthcare employees, seniors, and supportive housing. FCRP properties are locally owned by the FCRHA, and no funding provided by the HUD Office of Public and Indian Housing is used to either acquire or operate the program.

Homeownership or Unsubsidized Housing. The FCRHA offers affordably priced new and resale townhomes and condominiums to first-time homebuyers who meet income and other qualifications. Individuals and families who are considered self-sufficient are referred to the program.

The FCRHA uses Moving to Work flexibility to:

- Further a range of housing programs and services that help participants move toward the greatest level of self-sufficiency they can attain.
- Expand community partnerships with nonprofit organizations to provide self-sufficiency services.

- Reduce the regulatory burden both for both staff and customers.
- Align housing resources with community needs, consistent with Fairfax County’s affordable housing development and preservation goals.

### **Overview of the FCRHA’S Short-Term MTW Goals and Objectives**

The Fiscal Year (FY) 2026 Moving to Work Plan (the Plan) furthers the work of the FCRHA and includes one re-proposed activity. The Plan supports the efforts of the FCRHA to preserve and develop affordable housing as well as provide greater housing mobility and self-sufficiency opportunities. In FY 2026, the FCRHA will continue to focus on understanding barriers and opportunities to self-sufficiency through data analysis and resident engagement activities, with an emphasis on identifying and addressing disparate outcomes. In addition, the FCRHA will continue to implement landlord engagement and outreach strategies to continue to attract and retain landlords in the HCV program, particularly in high-cost areas of the county. As in the past, the FCRHA will continue to monitor several important policies designed to decrease the cost of assistance to families in the HCV program as well as the impact of a changing rental market on households.

The following is a list of the activities included in the FY 2026 Plan—those that are re-proposed, implemented, not yet implemented, on hold, and closed out.

	<b>RE-PROPOSED</b>
<b>2019-1</b>	Establish Fairfax County Payment Standards
	<b>IMPLEMENTED</b>
<b>2014-1</b>	Reduce Frequency of Reexaminations
<b>2014-3</b>	Streamline Inspections for Housing Choice Voucher Units
<b>2014-5</b>	Institute a Minimum Rent
<b>2014-9</b>	Increase the Family Share of Rent from 30 Percent to 35 Percent of Family Income in the Housing Choice Voucher and Rental Assistance Demonstration Project-Based Voucher Program
<b>2016-1</b>	Use Moving to Work Funds for Local, Non-Traditional Housing Program
<b>2016-2</b>	Modify Project-Based Voucher Choice Mobility Criteria
<b>2017-1</b>	Modify the Family Self-Sufficiency Program
<b>2017-3</b>	Authorization to Establish a Local Moving to Work Project-Based Voucher Program
<b>2018A-1</b>	Modify the Calculation of the Family Share of Rent
<b>2018A-3</b>	Increase Initial Maximum Tenant Rent Burden to 45 Percent
<b>2021-1</b>	Affordable Housing Acquisition and Development
<b>2021-2</b>	Rental Assistance Demonstration Project-Based Voucher Program Admissions Policy
<b>2025-1</b>	Alternative Utility Allowance Schedules for Project-Based Voucher Units
	<b>NOT YET IMPLEMENTED</b>
<b>2023-1</b>	Implementation of Payment Standards at Effective Date
	<b>ON HOLD</b>
<b>2014-2</b>	Eliminate Mandatory Earned Income Disregard Calculation
	<b>CLOSED</b>
<b>2014-4</b>	Streamline Inspections for Public Housing Residents
<b>2014-6</b>	Design and Initiate a Rent Reform Controlled Study
<b>2014-7</b>	Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance
<b>2014-8</b>	Allow Implementation of Reduced Payment Standards at Next Annual Reexamination
<b>2015-1</b>	Eliminate Flat Rents in the Public Housing Program
<b>2017-2</b>	Establish a Gateway to Housing Choice Voucher Program from the Tenant-Based Rental Assistance Program
<b>2018A-2</b>	Establish Shared Housing Program for Rental Assistance Demonstration Project-Based Voucher Program

Highlights of the FCRHA's short-term goals for FY 2026 include:

1. **Update MTW Strategies with Input from Participants and Data Analyses:** In FY 2026, the FCRHA will continue to build on client engagement activities to better understand opportunities and challenges that households face, with the MTW Resident Advisory Committee playing a key role. In addition, the FCRHA will conduct data analyses on the effects of various MTW policies, particularly on understanding how to encourage employment and increase savings for program participants.
2. **Continue the Step Ahead 2.0 Pilot:** In FY 2026, the FCRHA will continue the Step Ahead 2.0 pilot program which provides support services to households once they have secured housing. The purpose of this pilot is to help households maintain housing stability by providing intensive support services as needed by the family. The pilot assists households served through an Emergency Housing Voucher as well as other households served in the HCV program. Funding is provided through Moving to Work single fund flexibility and includes a formal evaluation.
3. **Engage in Landlord Outreach Activities.** As part of ongoing efforts to increase housing mobility opportunities for households, the FCRHA will continue to engage in landlord recruitment and retention activities throughout FY 2026. The focus will be recruiting new landlords, particularly in areas of Fairfax County where HCV households typically are not able to find housing due to a variety of issues. Landlord outreach activities are a critical component to the continued successful implementation of the FCRHA's local payment standards (i.e., RealMarket Payment Standards) to increase the supply of available housing options in areas of the county with higher rents.

### Overview of the FCRHA'S Long-Term MTW Goals

Moving to Work provides the opportunity to utilize block grant flexibility to meet an important goal of the FCRHA—to *preserve, expand, and facilitate new affordable housing opportunities in Fairfax County*. There continues to be a significant shortage of affordable rental and homeownership opportunities in Fairfax County. To help address the housing gap, Fairfax County has adopted a goal of producing 10,000 net new affordable homes by the year 2034 for households at 60% of the Area Median Income (AMI) or below as well as a goal of no net loss of existing affordable rental units. To that end, a long-term Moving to Work goal of the FCRHA is to realize savings through its federal programs—both through efficiencies in the programs, as well as ultimately moving families to self-sufficiency—and to utilize these savings for the creation and preservation of affordable housing. This will continue to be a long-term goal of the FCRHA.

## II. General Operating Information

### A. Housing Stock Information

#### I. Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

Asset Management Project (AMP) Name and Number	Bedroom Size						Total Units	Population Type*	# of Uniform Federal Accessibility Standards (UFAS) Units	
	0/1	2	3	4	5	6+			Fully Accessible	Adaptable
N/A	0	0	0	0	0	0	0	N/A	0	0

#### II. Planned Public Housing Units to be Removed

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP Name and Number	# of Units to be Removed	Explanation for Removal
N/A	0	N/A

#### III. Planned New Project-Based Vouchers

Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year.

These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) will be in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

Property Name	# of Vouchers to be Project-Based	RAD?	Description of Project
Telestar *	27	No	Development of multifamily housing
The Exchange at Spring Hill Station **	100	No	Development of multifamily housing
Somos **	8	No	Development of multifamily housing
Beacon Hill (formerly the Lamb Center) *	48	No	Development of Permanent Supportive Housing
Residences at Government Center II**	14	No	Development of multifamily housing
Little River Glen **	80	No	Development of senior housing
The Lodge at Autumn Willow **	8	No	Development of senior housing
Kindred Crossing *	48	No	Development of multifamily housing

\* An AHAP is expected to be in place before or during FY 2026

\*\* An AHAP is currently in place.

#### IV. Existing Project-Based Vouchers

Tenant-based vouchers that the MTW PHA is currently project-basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Indicate whether the unit is included in RAD.

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year*	RAD?	Description of Project
Arden (The)	8	Leased	No	Multifamily
Arrowbrook	8	Leased	No	Multifamily
Autumn Willow	8	Committed	No	Senior housing
Briarcliff	26	Leased	No	Multifamily
Chesterbrook Senior Residences	44	Leased	No	Senior housing
Community Residences	5	Leased	No	Group housing
Coppermine	57	Leased	No	Multifamily
Coralain Gardens	28	Leased	No	Multifamily
Fallstead at Lewinsville Center	22	Leased	No	Senior housing
Herndon Harbor House	3	Leased	No	Senior
Hollybrooke III	12	Leased	No	Multifamily
Lewinsville Retirement Residences	18	Leased	No	Senior housing
Lincolnia Senior Apartments	26	Leased	No	Senior housing
Lindsay Hill	8	Leased	No	Senior housing
Madison Ridge	24	Leased	No	Multifamily
Morris Glen	12	Leased	No	Senior housing
New Lake Anne	122	Leased	No	Housing for seniors and individuals with a disability
North Hill	68	Leased	No	Senior and multifamily
Oakwood	8	Leased	No	Senior housing
One University	25	Leased	No	Senior housing
Residences at GC II	14	Committed	No	Multifamily
Scattered Sites	112	Leased	No	Scattered sites
Somos	8	Committed	No	Multifamily
Stonegate	6	Leased	No	Multifamily
Westglade	6	Leased	No	Multifamily
Wexford Manor	5	Leased	No	Multifamily
RAD-PBV 1	1,060	Leased	Yes	Multifamily
RAD-PBV 2	108	Leased	Yes	Multifamily
VASH-PBV	3	Leased	No	Multifamily
<b>TOTAL</b>	<b>1,854</b>			

\*Select "Planned Status at the End of Plan Year" from: Committed, Leased/Issued

#### V. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, etc.

Planned Other Changes to MTW Housing Stock Anticipated in the Plan Year
N/A

## VI. General Description of All Planned Capital Expenditures During the Plan Year

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

General Description of All Planned Capital Expenditures During the Plan Year
The FCRHA does not anticipate using MTW funds for capital expenditures in FY 2026.

## B. Leasing Information

### I. Planned Number of Households Served

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Plan Year.

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households to be Served**
MTW Public Housing Units Leased	N/A	N/A
MTW Housing Choice Vouchers (HCV) Utilized <i>(includes RAD)</i>	62,568	5,214
Local, Non-Traditional: Tenant-Based^	300	25
Local, Non-Traditional: Property-Based^	12	1
Local, Non-Traditional: Homeownership^	0	0
Planned Total Households Served	62,880	5,240

\* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

\*\* "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

^In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

Local, Non-Traditional Category	MTW Activity Name/Number	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households to be Served*
Tenant-Based	2016-1	300	25**
Property-Based	2021-1	456	1***
Homeownership	N/A	N/A	N/A

\* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

\*\* Includes 25 households served through tenant-based rental assistance

\*\*\* Includes 1 unit at The Senior Residences of North Hill. This number has been revised from previous years to reflect a consistent methodology between developments utilizing MTW funding.

### II. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

Discussions of any anticipated issues and solutions in the MTW housing programs listed.

Housing Program	Description of Anticipated Leasing Issues and Possible Solutions
MTW Public Housing	N/A
MTW Housing Choice Voucher	N/A
Local, Non-Traditional	N/A

## C. Waiting List Information

### I. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The “Description” column should detail the structure of the waiting list and the population(s) served.

Waiting List Name	Description	# of Households on Waiting List	Waiting List Open, Partially Open or Closed	Plans to Open the Waiting List During the Plan Year
Housing Choice Voucher—Tenant Based	Housing Choice Voucher Program	1,624	Closed	No
RAD--PBV	RAD Project-Based Voucher Program	3,300	Closed	No

Please describe any duplication of applicants across waiting lists: Applicants can apply to multiple rental assistance programs and often appear on multiple lists.

### II. Planned Changes to Waiting List in the Plan Year

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

Waiting List Name	Description of Planned Changes to Waiting List
RAD-PBV Waitlist	N/A
PBV Waitlist	The FCRHA will open PBV waitlists at separate properties in FY 2026 as needed
HCV Waitlist	See below

#### Planned Changes to HCV Waiting List

The FCRHA is proposing to update HCV waiting list policies to reflect a limited preference for individuals experiencing homelessness. In addition, a new local preference will be added for existing Family Unification Program (FUP) vouchers for youth who have reached their time limit on assistance but otherwise meet all other qualifications in the HCV program.

In addition, the FCRHA is proposing to eliminate the current preference for applicants with rent burden, as most HCV applicants indicate their status as rent burdened, therefore diluting the intention of the preference. All other local preferences will remain effective. Please see below for more information.

The FCRHA is also evaluating its policies on the structure of the project-based voucher waiting lists, including the waiting list for its RAD-PBV properties. The current structure results in high administrative burden and delays in leasing.

#### Limited Preference for Individuals Experiencing Homelessness

To qualify for the limited preference for individuals experiencing homelessness, applicant households must be referred by the Fairfax County Coordinated Entry System (CES) and meet the following criteria:

- Must meet the homeless definition; or

- Must be formerly homeless and moving on from a government-funded Permanent Supportive Housing, Rapid Rehousing, Rental Subsidy and Support Program or Transitional Housing unit (when program participants reached a point of housing stability with minimal case management, but long-term rental subsidy is needed to retain housing).

The FCRHA adheres to the HUD Continuum of Care Program definition of homeless which includes four “homeless” categories [24 CFR 578.3]. Categories 1 through 3 are based on section 103(a) of the McKinney-Vento Homeless Assistance Act, whereas Category 4 is based on section 103(b) of that Act.

Based upon funding availability and prior year leasing, the FCRHA will allocate up to 50 vouchers for new admissions for applicants that meet the criteria above and are referred by the CES. The FCRHA will continue to accept applications referred by the CES when the waiting list is closed. Only individuals who are referred by the CES and meet the HUD Continuum of Care Program definition of homeless will be given the limited preference.

*Preference for Current Family Unification Program Youth Voucher Households*

FUP youth vouchers are for individuals, aged 18 to 24 years old, who have left or will leave the foster care system and are at risk of experiencing homelessness. These vouchers are time limited by statute, with individuals eligible for rental assistance for 36 to 60 months. The FCRHA will provide a preference for current FUP youth whose assistance is expiring and will have a lack of adequate housing because of their termination from the program, or similar category.

# III. Proposed MTW Activities: HUD Approval Requested

## 2019-1      Establish Fairfax County Payment Standards

Approved/Implemented/Amended

- Year Approved: FY 2019
- Implemented: FY 2019
- Amended: FY 2021
- Re-proposed: FY 2026

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

Description of Activity/Update

In November 2016, HUD published a final rule implementing Small Area Fair Market Rents (SAFMR) to promote residential mobility by setting Fair Market Rents at the ZIP code level rather than at the metropolitan level. At that time, the FCRHA analyzed the potential impact of SAFMRs and concluded that implementation of SAFMRs would have a significant negative financial impact on the program. Subsequently, the FCRHA sought MTW authority to develop its own local payment standards.

This activity outlines the development of the FCRHA’s local payment standards, implemented in two phases:

- **Phase 1** included decoupling from the Washington-Arlington-Alexandria, DC-VA-MD U.S. Department of Housing and Urban Development (HUD) Metro Fair Market Rents (FMR). The FCRHA set a local, countywide payment standard, which began in March 2019.
- **Phase 2** included evaluating the Fairfax County rental market to determine sub-markets for payment standards. The sub-market payment standards, referred to as “RealMarket Payment Standards” were implemented in FY 2024 and are designed to promote housing mobility by helping households live in areas with higher rents. The RealMarket Payment Standards meaningfully address the intent of the SAFMR, while also providing a more cost-effective approach by reducing the administrative burden and complexity of the SAFMR. The RealMarket Payment Standards took effect on December 1, 2023.

The following methodology is used to identify the RealMarket Payment Standards:

- The payment standards are based on Costar data for 2 BR units, as these are the units that are most frequently captured in the Costar database and the most common unit size in Fairfax County. Costar is a private subscription-based research company which provides data, analytics, and marketing services for the multifamily and commercial real estate industry. Rental data is frequently updated, often in real time based on agreements between Costar and multifamily properties.
- Average market rental data is aggregated by zip code and then assigned to one of three “zones” based on the overall weighted average.
- The payment standard amount is set between the 40<sup>th</sup> to 50<sup>th</sup> percentile of the market rental data per zone.

- The payment standards for all bedrooms are then determined using a standard adjustment methodology based on the 2-BR payment standard value.

The zip codes that are included in each zone are not necessarily located next to one another. The methodology identifies payment standards based on market rents, not on a set of contiguous zip codes. In addition, the methodology reflects the dynamic rental market in Fairfax and the recognition that there is tremendous variation in rents among zip codes.

In FY 2022, the FCRHA was granted authority to apply Phase 2, the RealMarket payment standards, at any time after the effective date of the new payment standards amount when the payment standards increase. This allows current HCV households not to be subject to waiting until their next reexamination to benefit from a change in payment standard amounts. This authority is specific to the implementation of the RealMarket Payment Standards only and differs from Activity 2023-1 which provides broader flexibility to apply payment standards increases at their effective date.

In the future, if the payment standard decreases, a household's current payment standard will remain in effect until the next scheduled reexamination. Because most households are on a biennial reexamination schedule, this conforms to HUD's requirement that a decrease in the payment standards be implemented at a household's second annual reexamination.

In FY 2026, the FCRHA is seeking to amend this activity as follows:

The FCRHA is seeking authority to base exception payment standard amounts on the FCRHA's local payment standards, RealMarket Payment Standards, in lieu of the SAFMR or FMR. If approved, the FCRHA would approve exception payment standard as required as a reasonable accommodation, of an amount that does not exceed 120 percent of the applicable RealMarket Payment Standard without HUD approval. Exception payment standards requested at 120 percent or more of the RealMarket Payment Standard amount would require HUD approval.

This authority is being requested due to the high cost of renting in Fairfax County, particularly in zip codes that are included in the highest tier of the RealMarket Payment Standards zones. In these zip codes areas, exception payment standards valued at 120% of the SAFMR and/or the FMR can be lower than the RealMarket Payment Standards amount, leading to a reduction in housing mobility options for households, particularly those with an approved reasonable accommodation. By basing exception payment standards on the locally derived RealMarket Payment Standard amounts, access will be improved in the tenant-based program, particularly for households that may need units with additional accessibility features.

### Application of Activity

This activity applies to the following:

Voucher Type	Activity 2019-1 Applicability	Voucher Type	Activity 2019-1 Applicability
MTW Vouchers	<b>YES</b>	Homeownership Vouchers	<b>YES</b> for Phase 1; <b>No</b> for Phase 2
Project-Based Vouchers	N/A	Emergency Housing Vouchers	<b>NO</b>
RAD2 – Creekside Vouchers	N/A	1-Year Mainstream Vouchers - Pre 2008	<b>YES</b>
RAD1	N/A	5-Year Mainstream Vouchers	<b>YES</b>
Enhanced Voucher	N/A	Family Unification Protection Vouchers - Pre 2008	<b>YES</b>
VASH	<b>YES</b>	Family Unification Protection Vouchers 08/09	<b>YES</b>

### Cost Implications

The FCRHA anticipates a slight cost implication as a result of the proposed policy change for exception payment standards. As the proposed change will assist households with a verified reasonable accommodation request, it is not anticipated to impact the HCV program broadly.

### Need/Justification for MTW Flexibility

The FCRHA requests authorization to modify this activity under the following section of the MTW Agreement:

- Attachment C, Section D.2 Rent Policies and Term Limits, 24 CFR § 982.503

MTW flexibility is necessary to modify current regulations pertaining to establishing exception payment standards tied to a local payment standard.

HC #5: INCREASE IN RESIDENT MOBILITY				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	Households able to move to a better unit and/or neighborhood of opportunity prior to implementation of the activity (number). This number may be zero.	Expected households able to move to a better unit and/or neighborhood of opportunity after implementation of the activity.	To be provided in the annual MTW Report.	To be provided in the annual MTW Report.
	Zero (0) households as the submarket payment standards and modifications to exception payment standards are new policies.	50 for FY 2026 (inclusive of all moves to a higher payment standard zone including those with an exception payment standard)	To be provided in the annual MTW Report	To be provided in the annual MTW Report

## IV.A. Approved MTW Activities: Implemented

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The following Moving to Work activities are currently implemented. A summary and status update on these activities follows:

ACTIVITY	
2014-1	Reduction in Frequency of Reexaminations
2014-3	Streamline Inspections for Housing Choice Voucher and Rental Assistance Demonstration Program-based Voucher Units
2014-5	Institute a Minimum Rent
2014-9	Increase the Family Share of Rent from 30 Percent to 35 Percent of Family Income in the Housing Choice Voucher and Rental Demonstration Program Project-Based Voucher Programs
2016-1	Use Moving to Work Funds for Local, Non-Traditional Housing Program
2016-2	Modify Project-Based Voucher Choice Mobility Criteria
2017-1	Modify the Family Self-Sufficiency Program
2017-3	Authorization to Establish a Local Moving to Work Project-Based Voucher Program
2018A-1	Modify the Calculation of the Family Share of Rent
2018A-3	Increase Initial Maximum Tenant Rent Burden to 45 Percent
2021-1	Affordable Housing Acquisition and Development
2021-2	Project-Based Vouchers Rental Assistance Demonstration Admissions Policy
2025-1	Local Site-Specific Utility Allowance Schedules for Project-Based Voucher Units

## 2014-1 Reduction in Frequency of Reexaminations

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Approved: FY 2014
- Implemented: FY 2014
- Amended: FY 2020 and FY 2025

### Description of Activity/Update

The objectives of this activity are to provide a work incentive and to lessen the administrative burden on staff and families by reducing the frequency of income reexaminations. This activity allows for the following:

- Reexaminations are conducted every two years for households. Families that claim to have zero income continue to meet with FCRHA staff regularly.
- Reexaminations for exempt households are conducted every three years. If, during the three-year period, a household's portion of rent and utilities increases to a level greater than 42% of their adjusted gross annual income, the most current payment standards will be applied prior to the three-year recertification. This will help to ensure exempt households do not become rent burdened during the three-year period due to increases in rent at the request of a landlord. Any change in family composition must be reported in writing to the FCRHA within ten (10) business days. The FCRHA will conduct interim reexaminations to account for any changes in household composition that occur between scheduled reexaminations.
- Interim increases (i.e., increases in income between annual reexaminations) are disregarded until the next scheduled reexamination.
- Interim decreases (i.e., a reported decrease in income) are limited to one during a calendar year and no interim decreases during the first six months after initial occupancy.

The reduction in the frequency of reexaminations provides an incentive to work as families are not immediately subject to a rent increase when their income increases because of new employment or a job promotion. The impact of this activity is closely monitored, particularly to ensure that households are not becoming increasingly rent burdened. This activity will continue to be implemented in FY 2026.

### Application of Activity

This activity applies to the following vouchers:

Voucher Type	Activity 2014-1 Applicability	Voucher Type	Activity 2014-1 Applicability
MTW Vouchers	<b>YES</b>	Homeownership Vouchers	<b>NO</b>
Project-Based Vouchers	<b>YES</b>	Emergency Housing Vouchers	<b>YES</b>
RAD2 – Creekside Vouchers	<b>YES</b>	1-Year Mainstream Vouchers- Pre 2008	<b>YES</b>
RAD1	<b>YES</b>	5-Year Mainstream Vouchers	<b>YES</b>
Enhanced Voucher	<b>YES</b>	Family Unification Protection Vouchers - Pre 2008	<b>YES</b>
VASH	<b>YES</b>	Family Unification Protection Vouchers 08/09	<b>YES</b>

#### Definition of Exempt Households

For a household to be considered exempt under this activity, the following must be met: 1) both the Head of Household and Co-Head/Spouse of Household (if applicable) are 62 years of age or older and have no earned income **or** are adults over the age of 18 living with disabilities and have no earned income, **and** 2) all other household members over the age of 18 do not have earned income and also meet one of the following criteria: a) enrolled full time in school or a job training program; or b) are living with a disability.

Previous MTW Plans as well as the Housing Choice Voucher Program Administrative Plan use the terms “work able” and “non work-able.” The term “non work-able” is synonymous with the term “exempt” as described above.

#### Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

#### Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

#### Planned Significant Changes

There are no planned significant changes to report regarding this activity.

## 2014-3 Streamlined Inspections for Housing Choice Voucher and Rental Assistance Demonstration Project-Based Voucher Units

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Approved: FY 2014
- Implemented: FY 2014
- Amended: FY 2020 and FY 2021

### Description of Activity/Update

This activity reduces costs associated with conducting inspections, encourages owners to maintain their units, and incentivizes families to employ good housekeeping practices. The following applies:

- HCV units are inspected on a triennial basis.
- RAD-PBV units are inspected biennially by property. Approximately 50 percent of RAD-PBV properties are inspected in one calendar year (all units in those properties) and the other 50 percent are inspected in the next calendar year (all units in those properties).

Tenants, owners, or a third-party continue to have the option to request special inspections at any time, and any complaints received by the FCRHA from a tenant, owner or third-party may revert a unit back to an annual inspection cycle. Additionally, all units are subject to Quality Control Inspections. Inspection staff follow HQS protocol including using HUD Form 52580 for all inspections. This activity will continue to be implemented in FY 2026.

### Application of Activity

This activity applies to the following:

Voucher Type	Activity 2014-3 Applicability	Voucher Type	Activity 2014-3 Applicability
MTW Vouchers	<b>YES</b>	Homeownership Vouchers	<b>NO</b>
Project-Based Vouchers	<b>YES</b>	Emergency Housing Vouchers	<b>YES</b>
RAD2 – Creekside Vouchers	<b>YES</b>	1-Year Mainstream Vouchers - Pre 2008	<b>YES</b>
RAD1	<b>YES</b>	5-Year Mainstream Vouchers	<b>YES</b>
Enhanced Voucher	<b>YES</b>	Family Unification Protection Vouchers - Pre 2008	<b>YES</b>
VASH	<b>YES</b>	Family Unification Protection Vouchers 08/09	<b>YES</b>

### Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

### Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection for this activity.

### Planned Significant Changes

There are no planned significant changes to this activity. The FCRHA continues to closely monitor upcoming requirements under NSPIRE and will implement inspections accordingly.

## 2014-5 Institute a New Minimum Rent

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Approved: FY 2014
- Reproposed: FY 2016
- Implemented: FY 2018
- Amended: FY 2018

### Description of Activity/Update

To encourage families to seek employment and stay employed, the FCRHA has set a minimum rent of \$220 per month for households. This rent is based on one family member working 20 hours per week for four weeks during the month earning the federal minimum wage of \$7.25. The minimum rent of \$220/month is currently implemented in both the RAD-PBV and the HCV programs, except for exempt households. Households can pay a minimum rent of \$50 if they are determined to have little or no income.

This activity is fully implemented. This activity will continue to be closely monitored in FY 2026 to ensure that households are not becoming increasingly rent burdened.

### Application of Activity

This activity applies to the following:

Voucher Type	Activity 2014-5 Applicability	Voucher Type	Activity 2014-5 Applicability
MTW Vouchers	<b>YES</b>	Homeownership Vouchers	<b>NO</b>
Project-Based Vouchers	<b>YES</b>	Emergency Housing Vouchers	<b>NO</b>
RAD2 – Creekside Vouchers	<b>YES</b>	1-Year Mainstream Vouchers - Pre 2008	<b>YES</b>
RAD1	<b>YES</b>	5-Year Mainstream Vouchers	<b>YES</b>
Enhanced Voucher	<b>YES</b>	Family Unification Protection Vouchers - Pre 2008	<b>YES</b>
VASH	<b>NO</b>	Family Unification Protection Vouchers 08/09	<b>YES</b>

### Definition of Exempt Households

For a household to be considered exempt under this activity, the following must be met: 1) both the Head of Household and Co-Head/Spouse of Household (if applicable) are 62 years of age or older and have no earned income **or** are adults over the age of 18 living with disabilities and have no earned income, **and** 2) all other household members over the age of 18 do not have earned income and also meet one of the following criteria: a) enrolled full time in school or a job training program; or b) are living with a disability.

Previous MTW Plans as well as the Housing Choice Voucher Program Administrative Plan use the terms “work able” and “non work-able.” The term “non work-able” is synonymous with the term “exempt” as described above.

#### Annual Reevaluation of Rent Reform Initiative

Outcomes were measured and reviewed annually using identified metrics. The rent reform controlled study ended in FY 2022.

#### Hardship Case Criteria

Households eligible for the minimum rent are subject to the FCRHA's Hardship Policy. Based on previous years, it is anticipated that fewer than 20 households will request a hardship exemption. The FCRHA will continue to monitor and review these requests in FY 2026.

#### Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

#### Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection for this activity.

#### Planned Significant Changes

There are no planned significant changes to report regarding this activity.

## 2014-9 Increase the Family's Share of Rent from 30 Percent to 35 Percent of Family Income in the Housing Choice Voucher and Public Housing Programs

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Approved: FY 2014
- Implemented: FY 2014
- Amended: FY 2018

### Description of Activity/Update

This activity was enacted by the FCRHA to counteract fiscal constraints and close potential operating shortfalls. The activity is as follows:

- Increases the percentage of a family's share of rent to 35 percent of adjusted income for all households.
- The 35 percent family share of rent is applied to all households in the HCV and RAD-PBV programs, except for families on fixed incomes (only SSI, SSDI, SS, or pensions, or any combination of those sources). These households will continue to pay the highest of (1) 30 percent of adjusted income, (2) 10 percent of gross income, or (3) the FCRHA's current minimum rent.

Participants who have difficulty paying the family share of rent are informed of their ability to request a hardship. This activity has been fully implemented and will continue to be closely monitored in FY 2026.

### Application of Activity

This activity applies to the following:

Voucher Type	Activity 2014-9 Applicability	Voucher Type	Activity 2014-9 Applicability
MTW Vouchers	<b>YES</b>	Homeownership Vouchers	<b>NO</b>
Project-Based Vouchers	<b>YES</b>	Emergency Housing Vouchers	<b>NO</b>
RAD2 – Creekside Vouchers	<b>YES</b>	1-Year Mainstream Vouchers - Pre 2008	<b>YES</b>
RAD1	<b>YES</b>	5-Year Mainstream Vouchers	<b>YES</b>
Enhanced Voucher	<b>YES</b>	Family Unification Protection Vouchers - Pre 2008	<b>YES</b>
VASH	<b>NO</b>	Family Unification Protection Vouchers 08/09	<b>YES</b>

### Definition of Exempt Households

For a household to be considered exempt under this activity, the following must be met: 1) both the Head of Household and Co-Head/Spouse of Household (if applicable) are 62 years of age or older and have no earned income **or** are adults over the age of 18 living with disabilities and have no earned income, **and** 2) all other household members over the age of 18 do not have earned income and also meet one of the following criteria: a) enrolled full time in school or a job training program; or b) are living with a disability.

Previous MTW Plans as well as the Housing Choice Voucher Program Administrative Plan use the terms “work able” and “non work-able.” The term “non work-able” is synonymous with the term “exempt” as described above.

Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

Planned Significant Changes

There are no planned significant changes to report regarding this activity.

## 2016-1 Use MTW Funds for Local, Non-Traditional Housing Program

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Year Approved: FY 2016
- Implemented: FY 2024
- Amended: FY 2024

### Description of Activity

In FY 2016, the FCRHA gained approval to create a gateway to federal housing programs for households who were either homeless or on a waiting list(s) for affordable housing. The activity initially sought to use MTW funds to support a locally funded program, known as the Fairfax County Bridging Affordability (BA) program. In FY 2021, the Bridging Affordability program ended and was replaced with another local program known as the Rental Subsidy and Services Program (RSSP), which offers time-limited rental assistance along with support services. As the RSSP program continues to be sufficiently supported through local funding, the use of MTW funding flexibility authorized through this activity was not initially implemented.

In FY 2024, the FCRHA amended this activity to use MTW funds as a local non-traditional tenant-based program to assist extremely low-income older adults. Beginning in FY 2024, funding is being used to support older adults who currently participate in the Fairfax County Rental Program (FCRP) and who are experiencing extreme economic hardships. FCRP properties are locally owned by the FCRHA, and no funding provided by the HUD Office of Public and Indian Housing is used to either acquire or operate the program. The use of MTW funding to support this local non-traditional program is limited to older adults who have household income levels at or below 30 percent of the Area Median Income and are unable to pay rent. Funding is provided directly to the FCRHA's contracted third-party property management provider currently managing the properties where the low-income older adults reside. Funding is used to offset the difference between what the household can pay and the rent for the unit. Any subsidy, provided via the third-party property management provider, is not portable and is not reissued upon turnover. This is provided to current senior FCRP households who previously received financial rental support through nonprofit organizations. The implementation of this activity provides a valuable resource to low-income older adults, a population that has been prioritized by the FCRHA and the Fairfax County Board of Supervisors as in need of affordable housing opportunities.

### Application of Activity

This activity applies to the following vouchers:

Voucher Type	Activity 2016-1 Applicability	Voucher Type	Activity 2016-1 Applicability
MTW Vouchers	<b>N/A</b>	Homeownership Vouchers	<b>N/A</b>
Project-Based Vouchers	<b>N/A</b>	Emergency Housing Vouchers	<b>N/A</b>
RAD2 – Creekside Vouchers	<b>N/A</b>	1-Year Mainstream Vouchers- Pre 2008	<b>N/A</b>
RAD1	<b>N/A</b>	5-Year Mainstream Vouchers	<b>N/A</b>
Enhanced Voucher	<b>N/A</b>	Family Unification Protection Vouchers - Pre 2008	<b>N/A</b>
VASH	<b>N/A</b>	Family Unification Protection Vouchers 08/09	<b>N/A</b>

Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

Planned Significant Changes

There are no planned significant changes to this activity. The FCRHA will continue to evaluate whether the rental subsidy could be expanded to other populations or additional FCRP properties.

## 2016-2      Modify Project-Based Voucher Choice Mobility Criteria

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Approved: FY 2016
- Implemented: FY 2021
- Amended: FY 2021

### Description of Activity/Update

This activity modifies the PBV Choice Mobility Criteria by allowing the FCRHA to prioritize limited resources and align resources with community needs. The FCRHA reserves a majority of the tenant-based voucher opportunities for new families on its waiting list and promotes the stability of families in PBV units by encouraging continued housing assistance at their current residence. By modifying choice mobility criteria, wait times for families on the tenant-based voucher list are reduced, thereby expanding affordable housing opportunities for families not currently served. When its voucher program is fully leased, the FCRHA typically has fewer than 200 tenant-based vouchers available each year due to attrition. In the past, families living in PBV units were given priority to receive tenant-based vouchers after only one year of residency, thereby reducing the number of tenant vouchers available to new families on the waiting list.

This activity provides for the following:

- Maintains a waiting list of families that requested to convert their project-based voucher to a tenant-based voucher.
- Adds PBV families (that request to move) to the “PBV to HCV conversion” wait list after two years of residency. This does not apply to RAD-PBV households.
- One project-based voucher for every four tenant-based vouchers is processed per year (capped at 20 percent of the total vouchers issued per year).

Choice Mobility is allowed for instances for reasonable accommodations and Violence Against Women Act (VAWA) cases. This activity will continue to be fully implemented in FY 2026.

### Application of Activity:

This activity applies to the following:

Voucher Type	Activity 2016-2 Applicability	Voucher Type	Activity 2016-2 Applicability
MTW Vouchers	N/A	Homeownership Vouchers	NO
Project-Based Vouchers	<b>YES</b>	Emergency Housing Vouchers	N/A
RAD2 – Creekside Vouchers	N/A	1-Year Mainstream Vouchers - Pre 2008	N/A
RAD1	N/A	5-Year Mainstream Vouchers	N/A
Enhanced Voucher	N/A	Family Unification Protection Vouchers - Pre 2008	N/A
VASH	N/A	Family Unification Protection Vouchers 08/09	N/A

Planned Non-Significant Changes

There are no planned non-significant changes.

Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

Planned Significant Changes

There are no planned significant changes to this activity for FY 2026.

## 2017-1 Modifications to Family Self-Sufficiency Program

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Year Approved: FY 2017
- Implemented: FY 2017

### Description of Activity/Update

The FSS program provides an opportunity for participants to set individualized goals that will assist them in moving toward increased self-sufficiency within a five-year period. This activity modifies the FSS program as follows:

#### *1. Allowing FSS Participants to Opt Out of Interest Payments on Escrow*

To ensure that the FCRHA is operating an inclusive program, this activity allows participants to opt out of accruing interest on their escrow. Interest is calculated as normal throughout participation. Upon graduation or at an interim disbursement, participants can choose whether they would like to opt out or receive interest in their escrow disbursements.

#### *2. Modify the Family Self-Sufficiency Escrow Structure*

To address inequalities in the growth of escrow accounts and provide an incentive for low- and moderate-income participants, the following changes were made:

- Participants must pay a minimum of \$220 in rent before they can begin to escrow (i.e., the “rent strike point”).
- Once the participant reaches the rent strike point, the FCRHA establishes an escrow account and allocates a \$2,000 Homeownership Incentive Award each year the participant is escrowing and up to a maximum of \$10,000, contingent upon purchasing a home after the participant is eligible for graduation or for up to six months after graduation. If the participant does not purchase a home, this money is forfeited.
- Once the rent strike point is met, monthly escrow is calculated using a tiered system based on earned income. This money is disbursed to the participant once they have completed all contract goals and are eligible for graduation from the FSS program. If the participant is purchasing a home utilizing their accrued Homeownership Incentive Award, they receive both this escrow amount and the Homeownership Incentive Award when they are closing on their new home. The escrow tiers are as follows:

Income Range	Escrow Amount
\$10,000 - \$14,999	\$50
\$15,000 - \$19,999	\$100
\$20,000 - \$24,999	\$125
\$25,000 - \$29,999	\$150
\$30,000 - \$34,999	\$175
\$35,000 - \$39,999	\$200
\$40,000 - \$44,999	\$225
\$45,000 - \$49,999	\$250
\$50,000 - \$54,999	\$275
\$55,000 - \$59,999	\$300
\$60,000 - \$64,999	\$325

\$65,000 - \$69,999	\$350
\$70,000 - \$74,999	\$375
\$75,000 - \$79,999	\$400

FSS participants can continue to participate in the program until they reach the established income limits for RAD-PBV and HCV participation.

### *3. Establish a Work Requirement for Family Self-Sufficiency Participants*

This activity establishes a 32-hour work requirement for FSS participants. During the first four years of participation in the FSS program, all participants who have signed a service plan are required to engage in any combination of employment/training/education totaling 32 hours per week. Participants are also required to work 32-hours per week for at least 12 consecutive months prior to graduation.

The FCRHA's FSS program does not discriminate based on age, education, or ability level. All interested applicants are encouraged to apply, including elderly and participants with a disability. In cases when participants are receiving SSI, SSDI, or who are elderly or disabled, work eligibility and appropriate hours will be determined through assessments with the Ticket to Work program, the Virginia Department of Aging and Rehabilitative Services, and the Fairfax County Department of Family Services.

### *4. Exclude Income of Family Self-Sufficiency Head of Household Participants Who Are Enrolled Full Time in School*

The following applies to FSS Head of Household members who are both working and enrolled in approved education programs:

- When the head of the FSS Household is enrolled full-time in an accredited and approved education program, 100 percent of the individual's earned income is excluded during months 1 through 12. During months 13 through 21, 50 percent of the individual's income is excluded.
- Participation is limited to a first degree. For example, an individual with a bachelor's degree will not be approved for an income exclusion to enroll in a second bachelor's degree program, however the exclusion could apply if the individual enrolls in an advanced certification/graduate certificate or graduate degree program.

Full time status is defined by each institution, and students will be responsible for providing these documents for verification purposes. This is consistent with FCRHA policy. The activity will continue to be fully implemented in FY 2026. Please see previous MTW Plans for additional details on the FSS program.

#### Application of Activity

This activity applies to only RAD-PBV and HCV households enrolled in the FSS program.

#### Planned Non-Significant Changes

There are no planned non-significant changes to this activity.

#### Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection for this activity.

Planned Significant Changes

There are no planned significant changes to this activity.

## 2017-3 Authorization to Establish a Local Moving to Work Project-Based Voucher Program

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Year Approved: FY 2017
- Implemented: FY 2019
- Amended: FY 2019
- Amended FY 2022

### Description of Activity/Update

To increase affordable housing options for participants and preserve affordable units, the FCRHA established a local project-based voucher program. There are four components of this authorization.

1. The FCRHA can provide a commitment of project-based vouchers utilizing an alternative competitive process, such as the Public-Private Educational Facilities Infrastructure Act or locally-administered procurement process, for:
  - Development or redevelopment by the FCRHA of FCRHA- or Fairfax County-owned housing units or land;
  - Development or redevelopment by private developers of FCRHA- or Fairfax County-owned housing units or land;
  - Development or redevelopment by private developers utilizing FCRHA financing.

The establishment of a Moving to Work project-based voucher program provides the FCRHA with the flexibility to work with private developers and commit valuable assets to potentially close the financing gap in affordable housing projects.

2. The FCRHA can utilize project-based vouchers for its own Fairfax County Rental Program units. Specific authorization from the FCRHA is requested for the commitment of project-based voucher projects under this authority. There continues to be a project-based voucher competition for other projects, as vouchers are available. Further, the FCRHA will inspect its own project-based voucher units, with requests for special inspections allowed from the occupants. The same Housing Quality Standards are used on FCRHA-owned units as with Housing Choice Voucher units. Authorization to waive independent entity requirements for inspections, rent reasonableness, and rent negotiations has been granted through the Third Amendment to the FCRHA's Moving to Work Plan. The FCRHA adopted the Third Amendment in April 2020 and now conducts its own inspections, rent reasonableness determinations, and rent changes at PBV units that are owned or operated by the FCRHA.
3. The FCRHA allows for a different subsidy standard for project-based vouchers than tenant-based vouchers. The subsidy standard for project-based vouchers is:
  - One bedroom for the head of household (and spouse or cohead, if applicable);
  - One bedroom for each two household members of the same sex, regardless of age or relationship;
  - Persons of the opposite sex (other than spouse or cohead, if applicable) will be allocated a separate bedroom; and
  - Any live-in aide (approved by the FCRHA to reside in the unit to care for a family member who is disabled or is at least 50 years of age) is allocated a separate bedroom.

4. The FCRHA offers protections for residents in instances of affordable housing development or redevelopment when the FCRHA awards PBVs using MTW authority or under a competitive process and where there are current residents at these properties. In instances of affordable housing development or redevelopment where new units are being constructed at the same or adjacent site(s) as an existing property, the FCRHA has the authority to immediately move otherwise eligible current households residing at the property into the newly constructed PBV units without placing these households on waiting lists that are open to the public. This ensures that current residents are protected from displacement, are provided with housing choices, and can move into new units once eligibility is determined. Lacking this authority, households currently residing at properties in these situations would be subject to waiting list requirements and would be required to remain in the redeveloped portion of the property only or could be displaced.

#### Application of Activity

This activity applies to the following:

Voucher Type	Activity 2017-3 Applicability	Voucher Type	Activity 2017-3 Applicability
MTW Vouchers	NO	Homeownership Vouchers	NO
Project-Based Vouchers	<b>YES</b>	Emergency Housing Vouchers	NO
RAD2 – Creekside Vouchers	NO	1-Year Mainstream Vouchers - Pre 2008	NO
RAD1	NO	5-Year Mainstream Vouchers	NO
Enhanced Voucher	NO	Family Unification Protection Vouchers - Pre 2008	NO
VASH	NO	Family Unification Protection Vouchers 08/09	NO

#### Planned Non-Significant Changes

There are no planned non-significant changes to this activity in FY 2026.

#### Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

#### Planned Significant Changes

There are no planned significant changes to report regarding this activity.

## 2018A-1      Modify the Calculation of the Family Share of Rent for the Housing Choice Voucher Program

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Year Approved: FY 2018
- Implemented: FY 2018
- Amended: FY 2020 and FY 2021

### Description of Activity/Update

In FY 2018, the Fairfax County Department of Housing and Community Development (HCD) collaborated with advisory committees, local leaders, and the FCRHA to identify cost saving strategies that could help minimize the likelihood of program terminations in the Housing Choice Voucher (HCV) Program. Following rigorous analysis, several cost savings strategies were identified to help the FCRHA continue to serve existing participants, serve new participants, and fund other affordable housing goals such as the development and preservation of affordable housing units.

Under this activity, the following changes have been made:

1. Increase the family share of rent from 30 to 32 percent for all exempt households. Housing Choice Voucher Homeownership participants are exempt from this policy.
2. Revise the utility allowance for all program participants. This activity applies to all households in the Housing Choice Voucher Program. Households whose landlord does not include utilities in their rent receive a flat utility allowance based on the smaller of 1) the number of bedrooms for which they qualify; or 2) their actual unit size. The utility allowance is calculated based on 50 percent of the average utility allowance for participants for each specific bedroom size. If needed, the amount of the flat utility allowance could change in the future based on financial forecasts, significant changes in the cost of utilities, or community feedback. In that case, authorization from the FCRHA will be requested which would include an implementation plan. Lastly, should there be a case when a family would receive a Utility Reimbursement Payment, the FCRHA will no longer issue these payments. Project-Based Vouchers and Housing Choice Voucher Homeownership participants are exempt from this policy.
3. Exclude asset income from income calculations for families with assets under \$50,000 and accept self-certifications from households with these assets. If a household has assets above \$50,000, they will be allowed to provide documentation of assets up to 120 days old.
4. Simplifying income verification by accepting documentation that is up to 120 days old (instead of a maximum of 60 days old).
5. Accepting self-certifications from program participants with income decreases. A reported decrease in income is limited to one per calendar year.
6. Simplifying medical/disability expense deductions by allowing for self-certification of expenses up to \$1,000; if a household has more than \$1,000 in expenses, the household will be required to provide verification of these expenses.

These changes were made in conjunction with other MTW Activities to provide cost savings and improve cost efficiencies through administrative relief. These include Activity 2014-5 (increase in minimum rent) and Activity 2014-9 (increase in family share for households) and a Technical Amendment to the FY 2020 MTW Plan.

### Definition of Exempt Households

For a household to be considered exempt under this activity, the following must be met: 1) both the Head of Household and Co-Head/Spouse of Household (if applicable) are 62 years of age or older and have no earned

income **or** are adults over the age of 18 living with disabilities and have no earned income, **and** 2) all other household members over the age of 18 do not have earned income and also meet one of the following criteria: a) enrolled full time in school or a job training program; or b) are living with a disability.

Previous MTW Plans as well as the Housing Choice Voucher Program Administrative Plan use the terms “work able” and “non work-able.” The term “non work-able” is synonymous with the term “exempt” as described above.

#### Application of Activity

This activity applies to the following:

Voucher Type	Activity 2018A-1 Applicability	Voucher Type	Activity 2018A-1 Applicability
MTW Vouchers	<b>YES</b>	Homeownership Vouchers	<b>NO</b>
Project-Based Vouchers	<b>YES</b> ; but excluded from the revised utility allowance	Emergency Housing Vouchers	<b>NO</b>
RAD2 – Creekside Vouchers	<b>YES</b> ; but excluded from revised utility allowance	1-Year Mainstream Vouchers - Pre 2008	<b>YES</b>
RAD1	<b>YES</b> ; but excluded from revised utility allowance	5-Year Mainstream Vouchers	<b>YES</b>
Enhanced Voucher	<b>YES</b>	Family Unification Protection Vouchers - Pre 2008	<b>YES</b>
VASH	<b>YES</b> ; but excluded from increase in family share of rent and the revised utility allowance	Family Unification Protection Vouchers 08/09	<b>YES</b>

#### Annual Reevaluation of Rent Reform Controlled Study

Outcomes were measured and reviewed annually using identified metrics. The rent reform controlled study ended in FY 2022.

#### Hardship Case Criteria

Families impacted by the revised calculation of the family share of rent are subject to the FCRHA’s Hardship Policy. Based on previous years, it is anticipated that fewer than 20 households will request a hardship exemption. The FCRHA will continue to monitor and review these requests.

#### Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

#### Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

#### Planned Significant Changes

There are no planned significant changes for this activity.

## 2018A-3 Increase Cap on Maximum Family Contribution to Rent from 40 to 45 Percent

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Year Approved: FY 2018
- Implemented: FY 2019

### Description of Activity/Update

This activity allows Housing Choice Voucher (HCV) program participants--both new and current participants who are moving--to rent higher-cost units, up to a maximum amount of 45 percent of their adjusted income. This cap only applies to new leases. Because of the high-cost rental market in Fairfax County, rent and utilities are often more than the FCRHA's payment standards. This activity allows HCV participants, when entering a new lease with a new landlord, the option to pay more than 32 to 35 percent of their adjusted income on rent, up to 45 percent for households and 42 percent for exempt households. This may provide additional housing options to program participants than were previously available to them.

This activity will continue to be fully implemented in FY 2026. The FCRHA will continue to monitor the number of households that are close to paying 45% of their adjusted income on rent and will modify if needed.

### Application of Activity

This activity applies to the following:

Voucher Type	Activity 2018A-3 Applicability	Voucher Type	Activity 2018A-3 Applicability
MTW Vouchers	<b>YES</b>	Homeownership Vouchers	<b>NO</b>
Project-Based Vouchers	<b>N/A</b>	Emergency Housing Vouchers	<b>NO</b>
RAD2 – Creekside Vouchers	<b>N/A</b>	1-Year Mainstream Vouchers - Pre 2008	<b>YES</b>
RAD1	<b>N/A</b>	5-Year Mainstream Vouchers	<b>YES</b>
Enhanced Voucher	<b>YES</b>	Family Unification Protection Vouchers - Pre 2008	<b>YES</b>
VASH	<b>NO</b>	Family Unification Protection Vouchers 08/09	<b>YES</b>

### Definition of Exempt Households

For a household to be considered exempt under this activity, the following must be met: 1) both the Head of Household and Co-Head/Spouse of Household (if applicable) are 62 years of age or older and have no earned income **or** are adults over the age of 18 living with disabilities and have no earned income, **and** 2) all other household members over the age of 18 do not have earned income and also meet one of the following criteria: a) enrolled full time in school or a job training program; or b) are living with a disability.

Previous MTW Plans as well as the Housing Choice Voucher Program Administrative Plan use the terms “work able” and “non work-able.” The term “non work-able” is synonymous with the term “exempt” as described above.

Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

Planned Significant Changes

There are no planned significant changes to report regarding this activity.

## 2021-1 Affordable Housing Acquisition and Development

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Year Approved: FY 2021
- Implemented: FY 2021

### Description of Activity/Update

This activity allows the FCRHA to commit MTW funds for affordable housing acquisition and development to augment investment tools available when projects are identified. In combination with other financing tools, this activity will help Fairfax County meet its overarching goal of producing 10,000 new units by the year 2034.

This activity allows the FCRHA to provide an investment commitment for the:

1. Development or redevelopment by the FCRHA of FCRHA- or Fairfax County-owned housing units or land;
2. Development or redevelopment by private developers of FCRHA- or Fairfax County-owned housing units or land; and
3. Development or redevelopment by private developers utilizing FCRHA financing for affordable housing projects.
4. Acquisition of (a) newly built housing units developed by private developers, or (b) existing units owned by private owners for the purpose of housing affordability preservation; to be owned by the FCRHA.
5. Acquisition of land, to be owned by the FCRHA, for affordable housing units that are developed either by the FCRHA or a private developer.

Prioritization of MTW funds is given to the development, redevelopment, or acquisition of housing units and/or land in areas which offer high opportunity for residents.

Use of these funds for a specific commitment requires a thorough financial analysis to ensure sufficient funds and reserves for the ongoing operation of the MTW program. Further, use of these funds is approved by the FCRHA in each of the projects' financing plans. The FCRHA continues to meet the requirements as listed in PIH Notice 2011-45 for local, non-traditional activities as authorized through the MTW Agreement.

In FY 2022, the FCRHA approved the utilization of MTW funds (\$10 million) under this authority for acquisition costs related to the development of The Exchange at Spring Hill Station (formerly Dominion Square West). When complete, this multifamily project will include more than 500 units of affordable housing at or below 60% AMI. In FY 2024, an additional \$3 million was approved for the same development, required to cover additional project costs and higher interest rates. In addition, the FCRHA approved the utilization of \$7 million in MTW funding during FY 2022 for development at Little River Glen, a senior housing property located in Fairfax County. The Little River Glen project will create 60 new units for seniors and will also involve the redevelopment of an existing 120 units for seniors at the property. In FY 2024, the loan for Little River Glen was updated to \$9.4 million. Lastly, in FY 2023, the FCRHA approved using \$300,000 of MTW funds to support the development of The Senior Residences at North Hill which supports 1 affordable unit for older adults with incomes at or below 60 percent of the Area Median Income.

The FCRHA will use this authority as appropriate in FY 2026, pending any identified development or preservation needs and funding availability.

### Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

Planned Significant Changes

There are no planned significant changes to report regarding this activity.

## 2021-2 Project-Based Vouchers Rental Assistance Demonstration Admissions Policy

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Year Approved: FY 2021
- Implemented: FY 2021
- Amended: FY 2022 and FY 2025

### Description of Activity/Update

#### Eligible RAD-PBV Participants with No Housing Assistance Payment (HAP):

This activity modifies the admission requirement so that new, otherwise eligible RAD-PBV participants are allowed to lease a unit, even if they do not generate a HAP. The FCRHA is still required to serve 75 percent extremely low-income (below 30 percent AMI) households in the RAD-PBV Program. The tenant's share of rent for all RAD-PBV participants continues to be 32 or 35 percent of the household's income, depending on whether the household is exempt from the policy, consistent with the FCRHA's rent calculation policy.

RAD-PBV households, who enter the program with zero HAP, can remain leased without generating a HAP until six (6) months after reaching 120% of the household Area Median Income (AMI) level. Households will be required to exit the RAD-PBV program and vacate their unit after their income level is at 120% of AMI or higher for six months. Household income levels will be determined at regularly scheduled reexaminations.

Households with income levels at 120% of AMI or higher who have received notice of the need to vacate will be responsible for securing private affordable housing themselves. The FCRHA considers households at 120% of AMI to be self-sufficient and therefore able to independently secure housing in the private market. Leases will not be extended, except in limited circumstances, as households will have six (6) months from their reexamination date to vacate the unit if their household income is and remains at 120% of AMI or above.

#### Eligible RAD-PBV Participants with a Housing Assistance Payment:

In addition to the above, RAD-PBV households who enter the program and are eligible for housing assistance payments (i.e., TTP is less than gross rent) can remain leased without generating a HAP until six (6) months after reaching 120% of the Area Median Income (AMI) level. Households will be required to exit the RAD-PBV program and vacate their unit after their income level is at 120% of AMI or higher for six months; household income levels will be determined at regularly scheduled reexaminations. Previously, households that were eligible for housing assistance payments had to exit the program when no assistance has been paid for 180 days because the family's TTP has increased to an amount equal or greater than the gross rent.

The application of this authority enhances parity in the policies for all RAD-PBV households who have entered the program since the FCRHA converted its Public Housing portfolio to RAD-PBVs. Households who do not generate a housing assistance payment, but who entered the program prior to the conversion of the FCRHA's Public Housing portfolio to RAD-PBVs, will continue to adhere to the requirements outlined in PIH Notice 2023-19.

Application of Activity:

This activity applies to the following:

Voucher Type	Activity 2021-2 Applicability	Voucher Type	Activity 2021-2 Applicability
MTW Vouchers	N/A	Homeownership Vouchers	N/A
Project-Based Vouchers	N/A	Emergency Housing Vouchers	N/A
RAD2 – Creekside Vouchers	NO	1-Year Mainstream Vouchers - Pre 2008	N/A
RAD1	YES	5-Year Mainstream Vouchers	N/A
Enhanced Voucher	N/A	Family Unification Protection Vouchers - Pre 2008	N/A
VASH	N/A	Family Unification Protection Vouchers 08/09	N/A

Definition of Exempt Households

For a household to be considered exempt under this activity, the following must be met: 1) both the Head of Household and Co-Head/Spouse of household (if applicable) are 62 years of age or older and have no earned income **or** are adults over the age of 18 living with disabilities and have no earned income, **and** 2) all other household members over the age of 18 do not have earned income and also meet one of the following criteria: a) enrolled full time in school or a job training program; or b) are living with a disability.

Previous MTW Plans as well as the Housing Choice Voucher Program Administrative Plan use the terms “work able” and “non work-able.” The term “non work-able” is synonymous with the term “exempt” as described above.

Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

Planned Significant Changes

There are no planned significant changes to report regarding this activity.

## 2025-1 Local Site-Specific Utility Allowance Schedules for Project-Based Voucher Units

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

### Approved/Implemented/Amended

- Approved: FY 2025
- Implemented: FY 2025

### Description of Activity

The FCRHA can set local site-specific utility allowances for newly constructed, redeveloped, or preserved Project-Based Vouchers (PBV) units (exclusive of the RAD-PBV portfolio) which incorporate energy efficient design elements such as ENERGY STAR certification, EarthCraft Gold, and Zero Energy Ready Home standards. This activity improves the cost effectiveness of PBV units, particularly those awarded for new construction under MTW authority by promoting utility conservation and the efficient use of Housing Assistance Payment (HAP) funding.

Under this authority, the FCRHA requests developers to submit a proposed utility allowance inclusive of data that substantiates the requested amount. Developers are required to utilize a third-party entity to formulate an initial estimated utility allowance and to update this assessment every year. This request is compared to the FCRHA's current countywide utility allowance. If there is a variance in amounts (approximately a difference of 25% or more), a site-specific utility allowance is granted at the discretion of the FCRHA and updated annually. This authority is only utilized when administratively beneficial to the FCRHA and a developer. If a developer is requesting a site-specific utility allowance for a small number of PBV units, the FCRHA will evaluate this request against administrative efficiencies in their determination of whether to grant the request or not. All households are provided with information on utility allowances when leasing a PBV unit impacted by this MTW authority. The FCRHA will apply approved site-specific utility allowances to any tenant-based voucher households that reside at the property, with the exception of VASH and EHV, to ensure consistency between PBVs and tenant-based vouchers.

### Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

### Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

### Planned Significant Changes

There are no planned significant changes regarding this activity.

## IV.B Approved MTW Activities: Not Yet Implemented Activities

### 2023-1 Implementation of Payment Standards at Effective Date

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

#### Approved/Implemented/Amended

- Year Approved: FY 2023
- Implemented: N/A

#### Description of Activity

The FCRHA was given the authority to apply new payment standards at any time after the effective date of the new amount when the payment standard increases. Applying new, increased payment standards after the effective date, in lieu of at a household's first regular reexamination after or on the effective date of a payment standard, can help to reduce the number of households who are rent burdened. This flexibility is important due to high market rents in Fairfax County and because most HCV households are on at least a two-year reexamination schedule. Importantly, many exempt households are on a three-year reexamination schedule, which could further delay the application of any new increased payment standards. The FCRHA will apply this activity as needed if data indicate that households are becoming increasingly rent burdened.

The FCRHA is committed to this activity to help reduce the number of rent burdened households. This activity and the financial implications, when implemented, will be monitored closely to ensure it remains fiscally prudent.

#### Application of Activity:

This activity applies to the following:

Voucher Type	Activity 2023-1 Applicability	Voucher Type	Activity 2023-1 Applicability
MTW Vouchers	<b>YES</b>	Homeownership Vouchers	<b>NO</b>
Project-Based Vouchers	N/A	Emergency Housing Vouchers	<b>NO</b>
RAD2 – Creekside Vouchers	N/A	1-Year Mainstream Vouchers - Pre 2008	<b>YES</b>
RAD1	N/A	5-Year Mainstream Vouchers	<b>YES</b>
Enhanced Voucher	<b>YES</b>	Family Unification Protection Vouchers - Pre 2008	<b>YES</b>
VASH	<b>YES</b>	Family Unification Protection Vouchers 08/09	<b>YES</b>

#### Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

Planned Significant Changes

There are no planned significant changes to report regarding this activity.

## IV.C. Approved MTW Activities: Activities on Hold

### 2014-2 Eliminate Mandatory Earned Income Disregard Calculation

#### Approved/Implemented/Amended

- Approved: FY 2014
- Implemented: FY 2014

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

#### Description of Activity/Update

As part of the HUD-mandated EID calculation, any family in the Public Housing program, and any family in the HCV program that included a member(s) living with a disability, was eligible for EID when an unemployed or under-employed family member obtained a job or increased their wages. The resulting income increase was fully excluded for 12 months and 50 percent excluded for an additional 12 months. In FY 2011, only 52 families in the FCRHA's Public Housing and HCV programs benefited from the EID calculation.

In the FY 2014 Moving to Work Plan, the FCRHA eliminated the HUD-mandated EID calculation and began notifying affected families. The FCRHA eliminated all use of the EID calculation in FY 2015. In FY 2022, the FCRHA was awarded Emergency Housing Vouchers (EHVs), where the EID calculation was in effect. The implementation of Activity 2014-2 ensures that the EID calculation is eliminated for all MTW households, but not to households in the EHV program.

This activity will be closed out via the FCRHA's next annual Moving to Work report, due to the elimination of the EID through the Housing Opportunities Through Modernization Act.

#### Application of Activity

This activity applies to the following:

Voucher Type	Activity 2014-2 Applicability	Voucher Type	Activity 2014-2 Applicability
MTW Vouchers	YES	Homeownership Vouchers	YES
Project-Based Vouchers	YES	Emergency Housing Vouchers	NO
RAD2 – Creekside Vouchers	YES	1-Year Mainstream Vouchers - Pre 2008	YES
RAD1	YES	5-Year Mainstream Vouchers	YES
Tenant Protection Vouchers– Culpepper Gardens	YES	Family Unification Protection Vouchers - Pre 2008	YES
Enhanced Voucher	YES	Family Unification Protection Vouchers 08/09	YES

#### Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity.

Planned Changes to Metrics/Data Collection

There are no planned changes to the metrics or data collection to report for this activity.

Planned Significant Changes

This activity will be closed out in the FCRHA's next annual MTW report.

## IV.D. Approved MTW Activities: Closed Out

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### 2014-4 Streamlined Inspections for Public Housing Residents

#### Approved/Implemented/Closed Out

- Year Approved: FY 2014
- Implemented: N/A
- Closed Out: FY 2018

Similar to Activity 2014-3 Streamlined Inspections for Housing Choice Voucher Units, the FCRHA believed that streamlining its Public Housing inspections would both reduce costs for the agency and provide another tool for families to engage in their own self-sufficiency. However, because the FCRHA converted its Public Housing portfolio to RAD-PBV units, this activity was never implemented.

### 2014-6 Design and Initiate a Rent Reform Controlled Study

#### Approved/Implemented/Amended

- Approved: FY 2014
- Reproposed: FY 2016
- Implemented: FY 2018
- Amended: FY 2018
- Closed Out: FY 2023

The FCRHA began a pilot of the rent reform controlled study in 2015, including applying the minimum rent activity and identifying an initial pilot group of participants at three public housing properties. Unfortunately, a technical roadblock occurred in updating the Yardi system at this same time, resulting in a delay in the implementation of the pilot. While the contract negotiations were occurring with Yardi, the three public housing sites were converted to Rental Assistance Demonstration – Project-Based Voucher units (RAD-PBV). The combination of the RAD-PBV conversion and delay in the Yardi upgrade resulted in a pause on the full implementation of this activity. In FY 2020, this activity was fully implemented including a new contract with Virginia Tech to evaluate the rent reform controlled study. The study concluded at the end of FY 2022 and the activity closed in FY 2023.

Based on the administrative data analysis, the research team could not conclude that the work stabilization deduction had a positive impact on the study households, primarily because the control households saw greater increases in average monthly earned income and assets over the course of the study period. The demographic differences between the study and control group households did not appear to be significant enough to fully explain why the control group fared relatively better. The overall gains for either group over the study period on average did not substantially lift households out of the extremely low-income category, though some households did move to the Housing Choice Voucher (HCV) program during the study and some younger, workable members moved out of the household due to increased financial independence. This lack of appreciable gains may point to broader factors, such as unemployment during the COVID-19 pandemic and related issues, having a unique impact on households' ability to increase their self-sufficiency during the study period.

## **2014-7      Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance**

### Approved/Implemented/Closed Out

- Year Approved: FY 2014
- Implemented: N/A
- Closed Out: FY 2018

The Fairfax County Redevelopment and Housing Authority applied for the RAD program and successfully converted all Public Housing stock to long-term Section 8 rental assistance contracts in FY 2018. Therefore, this activity is closed out.

## **2014-8      Allow Implementation of Reduced Payment Standards at Next Annual Reexamination**

### Approved/Implemented/Amended

- Year Approved: FY 2014
- Implemented: N/A
- Closed Out: FY 2021

This activity was put on hold and never implemented because of the financial impact on Housing Choice Voucher families, particularly since the family share of rent was increased to 35 percent in FY 2015. The FCRHA currently does not have plans to reactivate this activity. Therefore, this activity is closed out.

## **2015-1      Eliminate Flat Rents in the Public Housing Program**

### Approved/Implemented/Closed Out

- Year Approved: FY 2015
- Implemented: FY 2015
- Closed Out: FY 2018

In an amended FY 2015 Moving to Work Plan, the FCRHA proposed to eliminate the flat rent option so that all families currently paying flat rent would be required to pay 35 percent of their adjusted income at their next annual recertification. HUD approved this activity in late 2015 and the FCRHA began implementation of this policy after the amended Plan was approved. The FCRHA sent letters to all affected families notifying them that a new rent calculation based on 35 percent of their adjusted income was effective at their next annual recertification. They were given at least a 90-day notice. Families whose recertification fell less than 90 days from notification received the new rent calculation at their second annual recertification. Because the FCRHA has converted its Public Housing stock to RAD PBV, this activity is closed.

## **2017-2      Establish Gateway to Housing Choice Voucher Program from the Tenant-Based Rental Assistance Program**

### Approved/Implemented/Amended

- Year Approved: FY 2017
- Implemented: N/A
- Closed: FY 2021

The FCRHA has nearly 50 TBRA vouchers which provide housing assistance to formerly homeless households, non-elderly households living with a disability, and families that are not able to be served through the RAD-PBV program because of a reasonable accommodation or some other reason. TBRA is funded through the federal HOME Investments Partnership Program. During each federal budget negotiation, the FCRHA was regularly concerned about a loss of funding for this program. Activity 2017-2 allowed the FCRHA to establish a gateway between the TBRA program and HCV. Thus, should it be necessary to decrease the number of TBRA households funded through HOME, the gateway would be established through a preference for priority on the HCV waiting list to ensure that these families continue to receive affordable housing assistance.

This activity was approved in the FY 2017 Moving to Work Plan. However, because HOME has continued to be funded at a level to allow the FCRHA to continue the TBRA program, this activity is closed.

## **2018A-2      Establish Shared Housing Program in Project-Based Voucher Program**

### Approved/Implemented/Amended

- Year Approved: FY 2014
- Implemented: FY 2014 and FY 2018
- Closed Out: FY 2023

The Supported Shared Housing Program (SSHP) was a specialized housing program cooperatively administered by the Fairfax County Department of Housing and Community Development and the Fairfax-Falls Church Community Services Board (CSB). The program was designed to provide long-term affordable housing opportunities to adults who were living with a disability and met the prescribed level of services established by the CSB. The program allowed two or more assisted individuals to live together in a single unit.

This activity allowed each tenant in a shared unit to be treated as a separate household. Rents were calculated using the unit gross rent divided by the number of household members. Over time, this activity did not realize the intended outcomes as anticipated. Importantly, residents who were served through this activity were often in two-bedroom units, which are the units most in demand in Fairfax County and have the largest waiting list. This activity resulted in the unintended consequence of further contributing to waiting lists for two-bedroom units and the inability to serve larger families in two-bedroom units. The CSB also indicated that the program did not yield outcomes as anticipated and agreed to end the partnership on this program.

## V. Planned Application of MTW Funds

### I. Estimated Sources of MTW Funds

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT (MTW +RAD1)
70500 (70300+70400)	Total Tenant Revenue	\$0
70600	HUD PHA Operating Grants	\$84,522,624
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$125,446
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$154,358
<b>70000</b>	<b>Total Revenue</b>	<b>\$84,802,428</b>

### II. Estimated Application of MTW Funds

The MTW PHA shall provide the estimated uses and amount of MTW spending by Financial Data Schedule (FDS) line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT (MTW + RAD1)
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$8,031,907
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$2,789,121
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$0
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$0
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$16,842
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	HAP + HAP Portability-In	\$73,964,558
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expense	\$0
<b>90000</b>	<b>Total Expenses</b>	<b>\$84,802,428</b>

**Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:**  
None.

### III. Description of Planned Use of MTW Single Fund Flexibility

The MTW PHA shall provide a thorough narrative of planned activities that use only the MTW single fund flexibility. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW single fund flexibility to direct funding towards specific housing and/or service programs in a way that responds to local needs (that is, at a higher or lower level than would be possible without MTW single fund flexibility).

PLANNED APPLICATION OF MTW FUNDING FLEXIBILITY
<p>In FY 2026, the FCRHA plans to utilize the MTW Block Grant to:</p> <ul style="list-style-type: none"><li>• Continue a pilot to assist households when initially leasing a RAD-PBV unit. The pilot supports households who have been authorized and offered a RAD-PBV unit but need to break a lease with a private landlord to lease with the FCRHA. After leasing the RAD-PBV unit, households are eligible to receive financial assistance to help offset costs associated with breaking a lease with their former landlord. The FCRHA anticipates using funding to support approximately 50 households (or less) in FY 2026 and expects the pilot to improve RAD-PBV occupancy rates.</li><li>• Continue to contract with Northern Virginia Family Service (NVFS), a local nonprofit organization, to provide services to Housing Choice Voucher households as part of the Step Ahead 2.0 pilot. The purpose of the Step Ahead 2.0 pilot is to help households maintain housing stability by providing intensive support services as needed. The pilot assists households served through an Emergency Housing Voucher as well as other households served through the Housing Choice Voucher program as needed. The pilot includes an evaluation component, led by George Mason University, to determine the impact of various support services on housing stability. In addition to the Step Ahead 2.0 pilot, the FCRHA will continue to contract with NVFS on the Step Ahead 1.0 program which provides referrals and less intensive services to MTW households.</li><li>• Contract with nonprofit organizations (Cornerstones and FACETS) to provide community building/organizing/case management services to HCV and RAD-PBV clients.</li><li>• Provide organization/clean-out services for qualified RAD-PBV households to help address hoarding disorders. Funds are restricted to reducing and removing items with the support of a qualified hoarding specialist and are not authorized to cover storage fees.</li><li>• Support enhancements to Yardi to improve data collection and data management efforts for the HCV program.</li><li>• Support a staff position who assists HCV households.</li></ul>

#### IV. Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY – Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP	\$41,747,355 estimated (HUD held at \$42,349,692 and PHA held at \$602,337*) estimated	\$16,975,489**
HCV Admin Fee	\$11,300,293 estimated	
PH Operating Subsidy	N/A	N/A
TOTAL	\$53,047,648 Estimated	

\* MTW & RAD1 funds only

\*\* As of December 2024, approximately \$11.5 million in reserves have been committed to the development of the Exchange at Spring Hill Station (formerly known as Dominion Square West or North) with \$8.5 million obligated and expended. The FCRHA has also committed approximately \$5.2 million to the Step Ahead 2.0 pilot with \$3.1 million obligated and \$1.6 million expended. In addition, the FCRHA has committed \$9.2 million to the development and renovation of Little River Glen senior housing project. It is anticipated that approximately \$36,072,159 in MTW reserve funds will remain in CY 2025.

## V. Local Asset Management Plan

- I. Is the MTW PHA allocating costs within statute? **YES**
- II. Is the MTW PHA implementing a local asset management plan (LAMP)? **NO**
- III. Has the MTW PHA provide a LAMP in the appendix? **NO**
- IV. If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year. **N/A**

## VI. Rental Assistance Demonstration (RAD) Participation

### I. Description of RAD Participation

The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION
All of the FCRHA's Public Housing units were converted through RAD in previous years.

**II. Has the MTW PHA submitted a RAD Significant Amendment in the appendix?** A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval. **N/A**

**III. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment?** **N/A**

## VI. Administrative

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### A. Board Resolution Adoption Annual Plan and Certifications of Compliance

*FCRHA RESOLUTION TO BE INCLUDED WHEN COMPLETED*

*SIGNED CERTIFICATION FORMS TO BE INCLUDED WHEN COMPLETED*

## B. Documentation of Public Process

The FCRHA made the Moving to Work Plan available for public comment from February 3, 2025, through March 5, 2025. The required public hearing will be held on February 20, 2025.

# NOTICE OF PUBLIC HEARING

## Thursday, February 20, 2025 at 7 p.m.

The Fairfax County Redevelopment and Housing Authority (FCRHA) will conduct a public hearing on its draft Moving to Work (MTW) Plan for Fiscal Year 2026. The hearing is being conducted in compliance with U.S. Department of Housing and Urban Development requirements for Public Housing Agencies submitting a MTW Plan. The public hearing will be held in person at the FCRHA Board Room at 4530 University Drive, Fairfax, VA 22030 at 7 p.m. on February 20, 2025. Interested residents are invited to share their views on the draft FCRHA MTW Plan at the public hearing. Residents wishing to speak are encouraged to contact Brandy Thompson by phone at (703) 877-5696, TTY 711, or by email at [brandy.thompson@fairfaxcounty.gov](mailto:brandy.thompson@fairfaxcounty.gov) to indicate their desire to participate. If you have any questions concerning the public hearing, please call 703-246-5120, TTY: 711.

The draft Fiscal Year 2026 MTW Plan will be available for public review on the county website beginning February 3, 2025, at [www.fairfaxcounty.gov/housing/initiatives/moving-to-work](http://www.fairfaxcounty.gov/housing/initiatives/moving-to-work). Citizens wishing to comment on the draft MTW Plan in writing may do so via the email address [linda.hoffman@fairfaxcounty.gov](mailto:linda.hoffman@fairfaxcounty.gov) or by writing to the attention of Linda Hoffman, Director, Policy and Communications, at the Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, Virginia 22030. **The deadline for receipt of written comments on the draft Plan is 4 p.m. on Wednesday, March 5, 2025.**

*Fairfax County is committed to a policy of nondiscrimination in all county programs, services and activities and will provide reasonable accommodations upon request. To request special accommodations, call 703-246-5120 or TTY 711. Equal Housing/Equal Opportunity Employer*



### Resident Advisory Council Letter of Support

The MTW Resident Advisory Committee was provided with an opportunity to discuss and review the draft FY 2026 Moving to Work Plan during the January 28, 2025, meeting.

*SIGNED MTW RESIDENT ADVISORY COMMITTEE LETTER TO BE INCLUDED WHEN COMPLETED*

## C. Planned and Ongoing Evaluations

The FCRHA is currently supporting the Step Ahead 2.0 pilot, which includes an evaluation component. The purpose of the Step Ahead 2.0 pilot is to provide support services to MTW households once they have secured their housing. Recruitment for the Step Ahead pilot initially focused on households with an Emergency Housing Voucher but is now open to any MTW household. The pilot began in the later part of FY 2023, with George Mason University (GMU) Costello College of Business conducting a full evaluation of the pilot. Data collection and analysis efforts began in FY 2024, and the FCRHA continues to hold monthly meetings with GMU and the nonprofit service provider. GMU will continue their evaluation in FY 2026, including both quantitative and qualitative analyses, to evaluate the impact of receiving various support services on housing stability. Initial research has highlighted the difficulties many households face in maintaining consistent employment and barriers that individuals living with a disability face in maintaining housing.

## D. Lobbying Disclosures

*SIGNED LOBBYING DISCLOSURE FORMS TO BE INCLUDED WHEN COMPLETED*