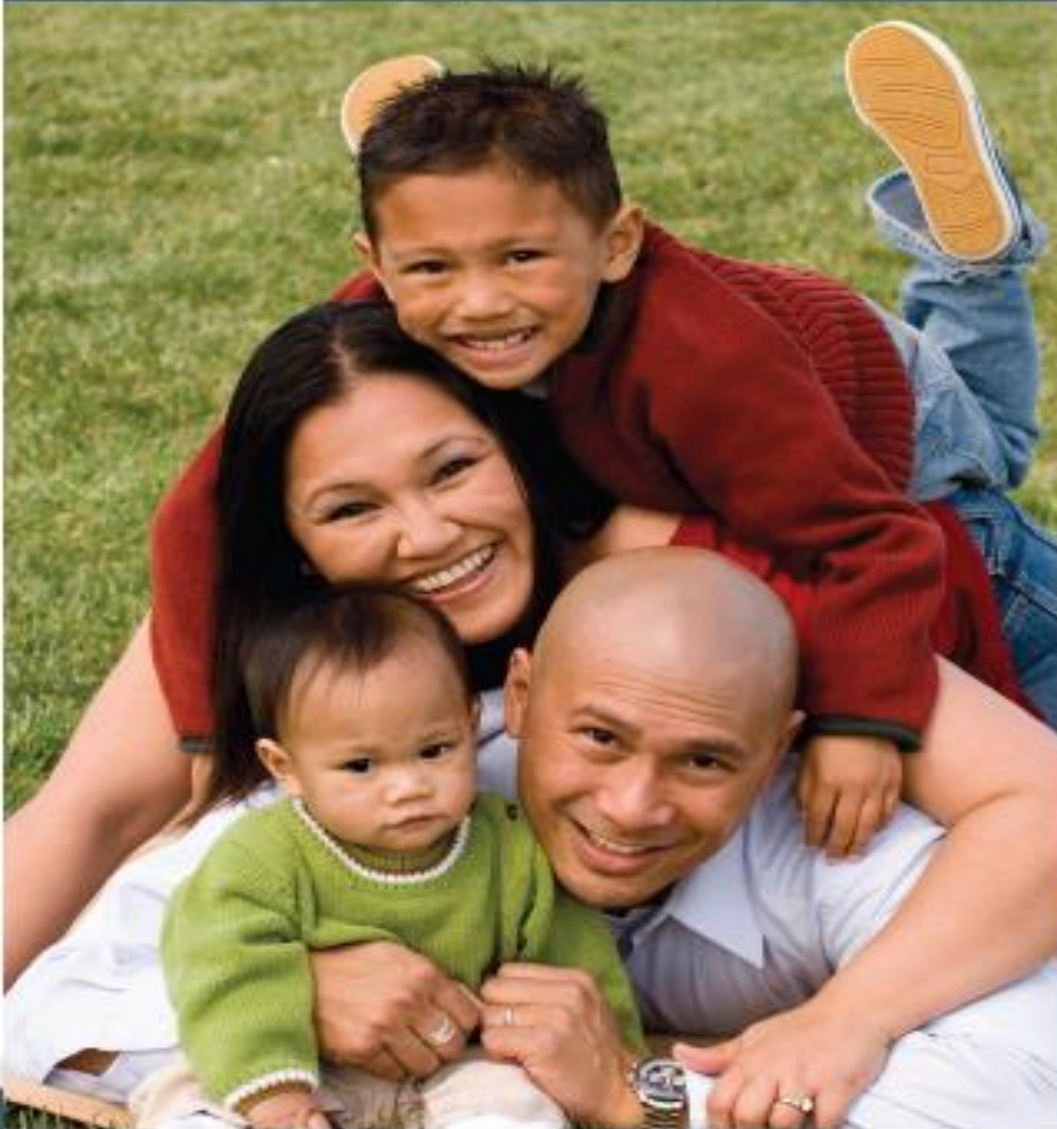




Fairfax County Redevelopment and Housing Authority



FY 2024 MOVING TO WORK PLAN

To be submitted April 15, 2023

The Vision

It is the vision of the Fairfax County Redevelopment and Housing Authority (FCRHA) that affordable housing programs provide more than a roof overhead. Affordable housing – particularly the Fairfax County Rental and Housing Choice Voucher Programs – can be the gateway to a better life and self-sufficiency.

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I. Introduction

Moving to Work (MTW) is a demonstration program that offers Public Housing Authorities (PHAs) the opportunity to design and test innovative, locally designed housing and self-sufficiency strategies by allowing exemptions from existing Public Housing and tenant-based Housing Choice Voucher 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 purposes of the Moving to Work program are to give PHAs and HUD the flexibility to design and test various approaches for providing and 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.

Moving Along the Housing Continuum

In 2013, the Fairfax County Redevelopment and Housing Authority (FCRHA) was designated as a Moving to Work agency. The FCRHA provides a continuum of affordable housing options, ranging from rental vouchers to moderately priced rental units, as well as affordable programs for homeownership. Each household fits somewhere along this continuum and it is the goal of the FCRHA to help individuals find the right fit based on income and need. The four steps in the housing continuum provide a range of housing types and subsidy levels, each tied to the attainment of self-sufficiency skills. Households are offered opportunities to progress to the next step based on their level of individual self-sufficiency as well as the availability of housing resources.

Step One – Rental Subsidy and Services Program. The Rental Subsidy and Services Program (RSSP) is a rental assistance program that includes supportive services. The program offers medium to long-term subsidies with case management and 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.

Step Two – 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 assistance in attaining an intermediate self-sufficiency skill set. Participants can be referred to local nonprofit organizations which can assist with employment skills, case management, and other services as needed.

Step Three – Fairfax County Rental Program. The local Fairfax County Rental Program (FCRP) serves low- and moderate-income households (earning 80 percent of AMI and below) working toward an independent skill set, who can maintain stable employment, and are pursuing financial education such as retirement planning and homebuyer training.

Step Four – Homeownership or Unsubsidized Housing. The FCRHA's First-Time Homebuyers Program 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 is using the flexibility that comes with the Moving to Work designation to:

- Further solidify a **housing continuum** that helps 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 on staff and customers, to allow a greater focus on **people – not paperwork**.
- **Align housing resources with community needs**, consistent with the Fairfax County’s affordable housing development and preservation goals.

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

The Fiscal Year (FY) 2024 Moving to Work Plan furthers the on-going 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 2024, the FCRHA will focus on understanding barriers and opportunities to self-sufficiency through data analysis and resident engagement activities. In addition, the FCRHA will continue to monitor several important policies designed to decrease the cost of assistance to families in the Housing Choice Voucher (HCV) program as well as the impact of a rapidly changing rental market on households.

The following is a list of the activities included in the FY 2024 Plan—those that have been proposed, implemented, on hold, and closed out.

| PROPOSED | |
|--------------------|--|
| 2016-1 | Use Moving to Work Funds for Local, Non-Traditional Housing Program |
| IMPLEMENTED | |
| 2014-1 | Reduce Frequency of Reexaminations |
| 2014-2 | Eliminate Mandatory Earned Income Disregard Calculation |
| 2014-3 | Streamline Inspections for Housing Choice 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 Assistance Demonstration Project-Based Voucher 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 |
| 2019-1 | Establish Fairfax County Payment Standards |
| 2021-1 | Affordable Housing Acquisition and Development |
| 2021-2 | Rental Assistance Demonstration Project-Based Voucher Program Admissions Policy |
| 2023-1 | Implementation of Payment Standards at Effective Date |
| ON HOLD | |
| 2014-6 | Design and Initiate a Rent Reform Controlled Study |
| 2018A-2 | Establish Shared Housing Program for Rental Assistance Demonstration Project-Based Voucher Program |
| CLOSED | |
| 2014-4 | Streamline Inspections for Public Housing Residents |
| 2014-7 | Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance |
| 2014-8 | Allow Implementation of Reduced Payment Standards at Next Annual Reexamination |
| 2015-1 | Eliminate Flat Rents in the Public Housing Program |
| 2017-2 | Establish a Gateway to Housing Choice Voucher Program from the Tenant-Based Rental Assistance Program |

Highlights of the FCRHA's short-term goals for FY 2024 include:

1. **Continue the Implementation of Sub-Market Payment Standards:** In FY 2019, the FCRHA was granted authority to develop local payment standards. This activity is being implemented in two phases: 1) decouple from the use of HUD's Small Area Fair Market Rents and develop a new local countywide payment standard (implemented in March 2019); and 2) implement local sub-market payment standards. The FCRHA will implement the sub-market payment standards during the later part of FY 2023. As this will be a change for Housing Choice Voucher households, in FY 2024 staff will work to ensure continued implementation of the payment standard approach; collect data to understand any potential outcomes of the change, particularly from an equity perspective; and clearly communicate the change in payment standards to households.
2. **Update MTW Strategies with Input from Participants:** In FY 2024, the FCRHA will continue to build on client engagement activities to better understand opportunities and challenges that households face, particularly as related to self-sufficiency and housing mobility. The MTW Resident Advisory Committee will continue to play a key role in providing feedback to the FCRHA and be the "voice" of households served through MTW.
3. **Launch the Step Ahead 2.0 Pilot:** In FY 2024, the FCRHA will be piloting a program to provide ongoing support services to specific households once they have secured housing. The purpose of this pilot is to help households, who have a federal voucher, maintain housing stability by providing intensive support services as needed. The pilot will assist households served through an Emergency Housing Voucher as well as other households served through the Housing Choice Voucher (HCV) program as needed. Funding will be provided through Moving to Work single fund flexibilities.
4. **Engage in Landlord Outreach Activities.** As part of ongoing efforts to increase housing mobility opportunities for households, the FCRHA will engage in landlord outreach activities throughout FY 2024. 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 implementation of the sub-market 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*. According to the Virginia Center for Housing Research, the total affordable housing gap in Fairfax County for low-income renters (i.e., incomes at or below 80 percent of the Area Median Income) is approximately 32,000 units. In addition to this affordable housing gap, there is a projected need for 15,000 net new affordable homes for households earning up to 60 percent AMI. 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 |

I. 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 |

**Robinson Square, a RAD-PBV property, was demolished in FY 2022 as part of the FCRHA's One University redevelopment project. 46 RAD-PBV units are offline and residents have been issued tenant-based vouchers, relocation assistance, and an option to return when the project is completed and prepared for occupancy. The 46 units that will be offline will be project-based upon completion as replacement for the original units in the completed redevelopment.*

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 |
|-----------------|-----------------------------------|------|------------------------------------|
| Dominion Square | 48 | No | Development of multifamily housing |
| Somos | 24 | No | Development of multifamily housing |

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 |
| Autumn Willow | 8 | Leased | No | Senior housing |
| Arrowbrook | 8 | Leased | No | Multifamily |
| Briarcliff | 26 | Leased | No | Multifamily |
| Chesterbrook Senior Residences | 44 | Leased | No | Senior housing |
| Community Havens, Inc | 5 | Leased | No | Group housing |
| Coppermine | 57 | 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 | Committed | No | Senior housing |
| One University | 25 | Committed | No | Senior housing |
| Scattered Sites | 112 | Leased | No | Scattered sites |
| Stonegate | 6 | Leased | No | Multifamily |
| Westglade | 6 | Leased | No | Multifamily |
| Wexford Manor | 5 | Leased | No | Multifamily |
| TOTAL | 633 | | | |

*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 |
|--|
| <ul style="list-style-type: none"> The FCRHA anticipates 46 RAD-PBV units at One University will come back online in FY 2024. These units have been held off-line as the property has been redeveloped. |

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 |
|--|
| MTW funds will not be used for capital expenditures in FY 2024. |

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>does not include RAD</i>) | 45,864 | 3,822 |
| Local, Non-Traditional: Tenant-Based [^] | 300 | 25 |
| Local, Non-Traditional: Property-Based [^] | 756 | 63 |
| Local, Non-Traditional: Homeownership [^] | 0 | 0 |
| Planned Total Households Served | 46,920 | 3,910 |

NOTE: The above data does not include RAD-PBV households.

* "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 | 756 | 63*** |
| 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 63 units at The Senior Residences of North Hill

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 | 1,787 | Closed | No |
| RAD--PBV | RAD Project-Based Voucher Program | 2,553 | 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 | N/A |

III. Proposed MTW Activities: HUD Approval Requested

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: N/A
- Reproposed: 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. Specifically, the activity initially sought to use MTW funds to support the Fairfax County Bridging Affordability (BA) program. The BA program provided temporary rental subsidies to help families while they waited for permanent housing opportunities. 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. The RSSP continues to be financed through local resources, therefore the FCRHA does not anticipate using federal dollars authorized by this activity to support RSSP in the immediate future.

In FY 2024, the FCRHA is seeking to re-propose this activity as follows:

The FCRHA is re-proposing this activity to use MTW funds as a local non-traditional tenant-based program to assist extremely low-income older adults. If authorized, funding will be used to support seniors, who currently participate in the Fairfax County Rental Program (FCRP) and who are experiencing extreme economic hardships. The FCRP is supported exclusively through rental income and other Fairfax County resources including tax credits, with properties owned and/or managed by the FCRHA. The use of MTW funding to support this local non-traditional program will be 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. The subsidy will not be portable and will not be reissued upon turnover. This implementation of this activity will provide 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. It will also help to support individuals with limited, fixed income levels who are at high risk of homelessness.

In addition, the use of MTW funds as a rental subsidy will help offset any potential loss of revenue at specific FCRP properties and will ensure that there is requisite funding to maintain and upgrade properties over time as required. The FCRHA will evaluate whether the rental subsidy could be expanded to other populations or additional FCRP properties after implementation.

Cost Implications

This activity will have cost implications for the MTW program however these expenditures are feasible within the current cost projections and budget authority of the FCRHA. The FCRHA expects to use this flexibility in FY 2024 to support approximately 25 older adults, residing in FCRP properties, who are unable

to pay rent due to economic hardships. This activity may be phased out over time if new FCRP low-income seniors are able to fully pay rent and the additional rental assistance is not needed. The FCRHA will closely monitor the fiscal impacts of the activity in FY 2024.

Need/Justification for MTW Flexibility

The FCRHA requests authorization to implement this activity under the following:

- PIH Notice 2011-45

Because HCV funding to support a local rental assistance program is not currently allowed, MTW flexibility is required.

| CE #6: REDUCING PER UNIT SUBSIDY COSTS FOR PARTICIPATING HOUSEHOLDS | | | | |
|---|--|---|---|---|
| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
| Average amount of Section 8 and/or 9 subsidy (or local, non-traditional subsidy) per household affected by this policy in dollars (decrease). | Average subsidy per household affected by this policy prior to implementation of the activity (in dollars) | Expected average subsidy per household affected by this policy after implementation of the activity (in dollars). | Actual average subsidy per household affected by this policy after implementation of the activity (in dollars). | Whether the outcome meets or exceeds the benchmark. |
| | 0 in FY 2024 | \$1,200,000 total annual cost | To be provided in the annual MTW Report | To be provided in the annual MTW Report |

IV.A. Approved MTW Activities: Implemented

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

| ACTIVITY | |
|----------|--|
| 2014-1 | Reduce Frequency of Reexaminations |
| 2014-2 | Eliminate Mandatory Earned Income Disregard Calculation |
| 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 |
| 2016-2 | 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 |
| 2019-1 | Establish Fairfax County Payment Standards |
| 2021-1 | Affordable Housing Acquisition and Development |
| 2021-2 | Rental Assistance Demonstration Project-Based Voucher Program Admissions Policy |
| 2023-1 | Implementation of Payment Standards at Effective Date |

2014-1 Reduction in Frequency of Reexaminations

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2014
- Implemented: FY 2014 and FY 2018
- Amended: FY 2020

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 work-able households. Families that claim to have zero income continue to meet with FCRHA staff regularly.
- Reexaminations for non work-able households are conducted every five years. If, during the five-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 five-year recertification. This will help to ensure non work-able households do not become rent burdened during the five-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 five-year reexaminations will be closely monitored, particularly to ensure that households are not becoming increasingly rent burdened. This activity will continue to be implemented in FY 2024.

Application of Activity

This activity applies to the following vouchers:

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

Definition of Work-Able and Non Work-Able

The following definitions apply to this activity:

- *Non Work-Able*: For a household to be considered non work-able, (1) the head of household (as well as the co-head of household, if applicable) must be elderly or disabled and not have any earned income; and (2) all other household members 18 years or older must be elderly or disabled without earned income, or enrolled in full-time school or job training program.
- *Work-Able*: Any household with a member who is 18 years or older where the member is not elderly or disabled with no earned income or not enrolled in full-time school or job training program.

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.

2014-2 Eliminate Mandatory Earned Income Disregard Calculation

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2014
- Implemented: FY 2014

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) with disabilities, 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 is 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.

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 |
| Tenant Protection Vouchers | YES | Family Unification Protection Vouchers 08/09 | YES |
| Enhanced Voucher | 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

There are no planned significant changes 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 and the FCRHA specifically focuses those inspections on households less likely to report unsafe or unsanitary conditions. Inspection staff follow HQS protocol including using HUD Form 52580 for all inspections. This activity will continue to be implemented in FY 2024.

Application of Activity

This activity applies to the following:

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

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.

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 to \$220 per month for work-able families. This rent is based on one family member working 20 hours per week for four weeks during the month earning the minimum wage of \$7.25. The minimum rent of \$220/month is currently implemented in both the RAD-PBV and the HCV programs, affecting only work-able 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 2024 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 | YES | Homeownership Vouchers | NO |
| 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 | NO | Family Unification Protection Vouchers - Pre 2008 | YES |
| Tenant Protection Vouchers | YES | Family Unification Protection Vouchers 08/09 | YES |
| Enhanced Voucher | YES | | |

Definition of Work-Able and Non Work-Able

The following definitions apply to this activity:

- *Non Work-Able*: For a household to be considered non work-able, (1) the head of household (as well as the co-head of household, if applicable) must be elderly or disabled and not have any earned income; and (2) all other household members 18 years or older must be elderly or disabled without earned income, or enrolled in full-time school or job training program.
- *Work-Able*: Any household with a member who is 18 years or older where the member is not elderly or disabled with no earned income or not enrolled in full-time school or job training program.

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 2024.

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.

2014-9 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 and FY 2018
- Amended: FY 2018

Description of Activity/Update

Along with other cost effectiveness measures, 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 work-able 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 be closely monitored in FY 2024.

Application of Activity

This activity applies to the following:

| Voucher Type | Activity 2014-9 Applicability | Voucher Type | Activity 2014-9 Applicability |
|---|-------------------------------|---|-------------------------------|
| MTW Vouchers | YES | Homeownership Vouchers | NO |
| 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 | NO | Family Unification Protection Vouchers - Pre 2008 | YES |
| Tenant Protection Vouchers | YES | Family Unification Protection Vouchers 08/09 | YES |
| Enhanced Voucher | YES | | |

Definition of Work-Able and Non Work-Able

The following definitions apply to this activity:

- *Non Work-Able*: For a household to be considered non work-able, (1) the head of household (as well as the co-head of household, if applicable) must be elderly or disabled and not have any earned income; and (2) all other household members 18 years or older must be elderly or disabled without earned income, or enrolled in full-time school or job training program.

- *Work-Able*: Any household with a member who is 18 years or older where the member is not elderly or disabled with no earned income or not enrolled in full-time school or job training program.

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.

2016-2 Modify Project-Based Voucher Choice Mobility Criteria

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2014
- Implemented: FY 2014 and FY 2018
- Amended: FY 2021

Description of Activity/Update

Modifying the PBV Choice Mobility Criteria allows the FCRHA to prioritize limited resources to the neediest families and align housing resources with community needs. The FCRHA will reserve a majority of the tenant-based voucher opportunities for new families on its waiting list and promote 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 2024.

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 | YES | Emergency Housing Vouchers | N/A |
| RAD2 – Creekside Vouchers | YES | 1-Year Mainstream Vouchers - Pre 2008 | N/A |
| RAD1 | YES | 5-Year Mainstream Vouchers | N/A |
| Tenant Protection Vouchers–Culpepper Gardens | YES | Family Unification Protection Vouchers - Pre 2008 | N/A |
| Tenant Protection Vouchers | N/A | Family Unification Protection Vouchers 08/09 | N/A |
| Enhanced Voucher | 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 2024.

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*

In addition to case management and service coordination, an important component of the program is the participant’s ability to grow assets – in the form of an escrow – over five years. The escrow accrues based on increases in a participant’s TTP (total tenant payment) due to increases in the participant’s earned income. To ensure that the FCRHA is operating a diverse and 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*

The ability to build assets is a key component of the FSS program. Upon graduation, the escrow a household accumulates during their participation in the program is disbursed to them to be used as they wish. 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.

Exceptions to this rule are granted on a case-by-case basis, in collaboration with the FSS Family, the FSS team and any outside case managers, supportive service providers, and family supports. Participants who are not in compliance and decline participation in supportive services, case management, or coaching are terminated from the FSS program. Participants are required to document and verify employment at their quarterly progress meetings. Program extensions remain an option for participants who are in good standing and are left to the discretion of the service coordinator.

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

Education, in addition to employment, is critical to the success of FSS participants in achieving their self-sufficiency goals. The FSS program encourages participants to remain active in the workforce while they are enrolled 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 current FCRHA policy. The activity will

continue to be fully implemented in FY 2024.

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 changes to the metrics or data collection to report 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

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 three key 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 | YES | Emergency Housing Vouchers | No |
| RAD2 – Creekside Vouchers | No | 1-Year Mainstream Vouchers - Pre 2008 | No |
| RAD1 | No | 5-Year Mainstream Vouchers | No |
| Tenant Protection Vouchers– Culpepper Gardens | No | Family Unification Protection Vouchers - Pre 2008 | No |
| Tenant Protection Vouchers | No | Family Unification Protection Vouchers 08/09 | No |
| Enhanced Voucher | No | | |

Planned Non-Significant Changes

There are no planned non-significant changes to this activity in FY 2024.

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. In addition, the definitions of work-able and non work-able households were clarified.

Under this activity, the following changes have been made:

1. Increase the family share of rent from 30 to 32 percent for all non work-able 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 work-able and non work-able 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 all work-able households) and a Technical Amendment to the FY 2020 MTW Plan.

Definition of Work-Able and Non Work-Able

The following definitions apply to this activity:

- *Non Work-Able*: For a household to be considered non work-able, (1) the head of household (as well as the co-head of household, if applicable) must be elderly or disabled and not have any earned income; and (2) all other household members 18 years or older must be elderly or disabled without earned income, or enrolled in full-time school or job training program.
- *Work-Able*: Any household with a member who is 18 years or older where the member is not elderly or disabled with no earned income or not enrolled in full-time school or job training program.

Application of Activity

This activity applies to the following:

| Voucher Type | Activity 2018A-1 Applicability | Voucher Type | Activity 2018A-1 Applicability |
|--|--|---|--------------------------------|
| MTW Vouchers | YES | Homeownership Vouchers | No |
| Project-Based Vouchers | YES ; but excluded from the revised utility allowance | Emergency Housing Vouchers | No |
| RAD2 – Creekside Vouchers | YES ; but excluded from revised utility allowance | 1-Year Mainstream Vouchers - Pre 2008 | YES |
| RAD1 | YES ; but excluded from revised utility allowance | 5-Year Mainstream Vouchers | YES |
| Tenant Protection Vouchers–Culpepper Gardens | YES | Family Unification Protection Vouchers - Pre 2008 | YES |
| Tenant Protection Vouchers | YES | Family Unification Protection Vouchers 08/09 | YES |
| Enhanced Voucher | YES | | |

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 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. 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 2024. 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 | YES | Homeownership Vouchers | NO |
| Project-Based Vouchers | N/A | Emergency Housing Vouchers | NO |
| RAD2 – Creekside Vouchers | N/A | 1-Year Mainstream Vouchers - Pre 2008 | YES |
| RAD1 | N/A | 5-Year Mainstream Vouchers | YES |
| Tenant Protection Vouchers– Culpepper Gardens | N/A | Family Unification Protection Vouchers - Pre 2008 | YES |
| Tenant Protection Vouchers | YES | Family Unification Protection Vouchers 08/09 | YES |
| Enhanced Voucher | 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

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

2019-1 Establish Fairfax County Payment Standards

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2019
- Implemented: FY 2019
- Amended: FY 2021

Description of Activity/Update

In November 2016, HUD published a final rule implementing Small Area Fair Market Rents (SAFMR) to promote residential mobility and equity as well as reduce poverty. The SAFMRs are Fair Market Rents set at the ZIP code level rather than at the metropolitan level. The Fairfax County Department of Housing and Community Development (HCD) staff analyzed the potential impact of SAFMRs in Fairfax County and concluded that implementation of SAFMRs as written would have a significant negative financial impact to the program.

This activity outlines how the FCRHA is developing a local payment standard in lieu of the SAFMR. The development of local payment standards using current, local rental market data is being accomplished 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. Should there ever be any decrease in the Fairfax County payment standard, housing participants will be provided with this information at their recertification and the lower payment standard will be applied at their second recertification following the date of the change.
- **Phase 2** includes evaluating the Fairfax County rental market to determine sub-markets for payment standards that will promote positive residential mobility. The sub-market payment standards are expected to create equity opportunities for program participants by allowing residential mobility to areas which have higher rents, currently not as affordable with existing payment standards.

The implementation of Phase 2 will meaningfully address the intent of the SAFMRs, while also resulting in a more cost-effective approach by reducing the administrative burden and complexity of overseeing 60 zip codes with different FMRs in Fairfax County.

The original intent was to identify and develop an implementation plan for Phase 2 in FY 2021, however this was delayed due to the economic effects of the COVID-19 pandemic. Phase 2 will be implemented in FY 2023, utilizing the following methodology to identify sub-market payment standards:

- The payment standards will be 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 on 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 will be aggregated by zip code and then assigned to one of three “zones” based on the overall weighted average.
- The payment standard amount will be set between the 40th to 50th percentile of the market rental data

per zone.

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

The zip codes that are included in each zone will not necessarily be 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 will reflect the dynamic rental market in Fairfax and the recognition that there is tremendous variation in rents among zip codes.

The FCRHA was granted authority to apply the Phase 2, sub-market payment standards, at any time after the effective date of the new payment standards amount when the payment standards increase. This will allow current HCV households to not be subject to waiting until their next reexamination to benefit from the sub-market payment standards. This is particularly important as most HCV households are on at least a two- year reexamination schedule. Applying new, increased payment standards after the effective date will help reduce the number of households who are rent burdened. If the payment standard would decrease, a household’s current payment standard would 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. This request is specific to the implementation of Phase 2 only and differs from proposed Activity 2023-1 which requests broader flexibility moving forward to apply payment standards increases at their effective date.

The FCRHA will closely monitor the continued implementation of the sub-market payment standards in FY 2024, working to ensure that households understand the new system and potential options to lease in different areas of Fairfax County. Data will continue to be collected and analyzed to understand the impact of the sub-market payment standards, particularly from an equity perspective.

Application of Activity

This activity applies to the following:

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

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.

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

Based on projections made by Fairfax County and George Mason University Center for Regional Analysis, Fairfax County's population is expected to grow at an annualized rate of 1.0 percent per year over the next 15 years. This will result in approximately 15,000 additional households over the next 15 years earning 60 percent of the AMI and below. This is in addition to an existing current gap of affordable housing in the county.

In response to this growing affordable housing need, the Fairfax County Board of Supervisors directed the Fairfax County Department of Housing and Community Development, in partnership with the FCRHA, to produce a strategic plan to help address this need. As part of this plan, the Board of Supervisors and FCRHA set a goal to produce 5,000 new units for households earning 60 percent of the AMI or below over the next fifteen years. This goal was then increased to 10,000 new units by the year 2034. The creation of 10,000 new units is a countywide goal that will take the active engagement of public and private organizations and utilize multiple fiscal tools.

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 the 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 will be given to the development, redevelopment, or acquisition of housing units and/or land in areas which offer high opportunity for residents, as guided by the One Fairfax policy.

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 will be approved by the FCRHA in each of the projects' financing plans. The FCRHA will 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 the development of Dominion Square West, Phase 1. When complete, this multifamily project will include more than 500 units of affordable housing at or below 60% AMI. 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. 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 will support 63 affordable units 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 2024, pending any identified development or preservation need 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

Description of Activity/Update

This activity modifies the admission requirement so that new, otherwise eligible RAD-PBV participants be allowed to lease a unit, even if they do not generate a HAP. However, 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 will continue to be 32 or 35 percent of the household’s income, depending on whether the household is work-able or non work-able, consistent with the FCRHA’s rent calculation policy.

RAD-PBV households 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.

This activity may result in lower future HAP eligibility for leasing to households that do not generate a HAP. However, the FCRHA is committed to this cost trade off to reduce administrative burden and assist a broader spectrum of households. Thus, this activity will be monitored to ensure it is cost neutral to the program. This activity will be closely monitored in FY 2024.

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 | YES | 1-Year Mainstream Vouchers - Pre 2008 | N/A |
| RAD1 | YES | 5-Year Mainstream Vouchers | N/A |
| Tenant Protection Vouchers– Culpepper Gardens | N/A | Family Unification Protection Vouchers - Pre 2008 | N/A |
| Tenant Protection Vouchers | N/A | Family Unification Protection Vouchers 08/09 | N/A |
| Enhanced Voucher | N/A | | |

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.

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 non work-able households are on a five-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 in order to help reduce the number of rent burdened households, particularly those who are non work-able. This activity and the financial implications, if implemented in FY 2024, 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 | YES | Homeownership Vouchers | NO |
| Project-Based Vouchers | N/A | Emergency Housing Vouchers | NO |
| RAD2 – Creekside Vouchers | N/A | 1-Year Mainstream Vouchers - Pre 2008 | YES |
| RAD1 | N/A | 5-Year Mainstream Vouchers | YES |
| Tenant Protection Vouchers– Culpepper Gardens | YES | Family Unification Protection Vouchers - Pre 2008 | YES |
| Tenant Protection Vouchers | YES | Family Unification Protection Vouchers 08/09 | YES |
| Enhanced Voucher | 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

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

IV.B Approved MTW Activities: Not Yet Implemented Activities

There are no activities that have been approved but not yet implemented.

IV.C. Approved MTW Activities: Activities on Hold

2014-6 Design and Initiate a Rent Reform Controlled Study

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

The Rent Reform Controlled Study, a HUD requirement for the FCRHA’s designation as a MTW agency, was an alternate rent strategy for incentivizing families to increase their income and savings through a simplified approach to calculating a family’s adjusted income. Key elements of the study included:

- Excluding income directly related to achieving self-sufficiency, such as income from training programs and student financial assistance.
- Utilizing a “work stabilization” deduction to replace existing deductions. The work stabilization deduction was 20 percent of a family’s gross earned income.
- Alternating income reexaminations every two years so families could take advantage of income increases without a resulting rent increase.
- Providing incentives for families that meet self-sufficiency goals.
- Implementing a minimum rent of \$220/month to further encourage families to work.

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. Households were assigned to both “control” and “study” groups and met with staff for recertifications. The study concluded at the end of FY 2022.

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, work-able 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.

As the rent reform controlled study concluded at the end of FY 2022, the activity will be closed out via the FY 2023 MTW Report (due 9/30/23).

Application of Activity

This activity applied only to RAD-PBV households participating in the rent reform controlled study, both in the control and study groups.

Definition of Work-Able and Non Work-Able

The following definitions applied to this activity:

- *Non Work-Able*: For a household to be considered non work-able, (1) the head of household (as well as the co-head of household, if applicable) must be elderly or disabled and not have any earned income; and (2) all other household members 18 years or older must be elderly or disabled without earned income, or enrolled in full-time school or job training program.
- *Work-Able*: Any household with a member who is 18 years or older where the member is not elderly or disabled with no earned income or not enrolled in full-time school or job training program.

Impact Analysis

The rent reform study did not disproportionately affect households in any specific group; elderly and disabled households were not a part of the study. The FCRHA hypothesized that the reduced rent, coupled with incentives, will result in increased household savings and achievement of family self-sufficiency goals.

Annual Reevaluation of Rent Reform Initiative

Outcomes were measured and reviewed annually using standard metrics. The FCRHA closely monitored the impact of the COVID-19 pandemic on households participating in this study and staff met quarterly with Virginia Tech to review metrics. In addition, researchers at Virginia Tech collected qualitative data to integrated into quantitative metrics to enhance the overall findings of the study. A final report on the study was published at the beginning of FY 2023. The report was included as an Appendix to the FCRHA FY 2022 MTW Report.

Hardship Case Criteria

Families participating in the study were subject to the FCRHA's Hardship Policy. There were no hardship requests due to the rent reform controlled study.

Transition Period

All families in the pilot received at least a ninety-day notice prior to implementation of the new reform policies.

Planned Non-Significant Changes

There are no planned non-significant changes to this activity. This activity will be closed via the FY 2023 MTW Report.

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-2 Establish Shared Housing Program in Project-Based Voucher Program

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2014
- Implemented: FY 2014 and FY 2018

Description of Activity/Update

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 disabled 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. As the FCRHA converted its Public Housing portfolio to PBVs via the RAD program, there was a need for Moving to Work authorization to continue this program.

This activity allowed for 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. Since there are no payment standards in the PBV program, the individual gross rent was used for the rent calculation for each tenant. If the individual's total tenant payment (TTP) exceeded the individual rent, that person paid their entire pro-rated portion. If the individual's TTP was less than the pro-rated rent, then the Housing Assistance Payment subsidy made up that difference, as done in the voucher program.

In FY 2023, this activity was placed on hold with the intent to close through the FY 2023 MTW Report. 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. Because this activity did not encourage one-person households to reside in studio or one-bedroom units, it had 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.

Application of Activity

This activity applied to the following:

| Voucher Type | Activity 2018A-2 Applicability | Voucher Type | Activity 2018A-2 Applicability |
|---|--------------------------------|---|--------------------------------|
| MTW Vouchers | N/A | Homeownership Vouchers | N/A |
| Project-Based Vouchers | N/A | Emergency Housing Vouchers | N/A |
| RAD2 – Creekside Vouchers | N/A | 1-Year Mainstream Vouchers - Pre 2008 | N/A |
| RAD1 | YES | 5-Year Mainstream Vouchers | N/A |
| Tenant Protection Vouchers– Culpepper Gardens | N/A | Family Unification Protection Vouchers - Pre 2008 | N/A |
| Tenant Protection Vouchers - Lake Anne | N/A | Family Unification Protection Vouchers 08/09 | N/A |
| Tenant Protection Vouchers | N/A | | |
| Enhanced Voucher | N/A | | |

Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity. This activity will be closed via the FY 2023 MTW Report.

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.D. Approved MTW Activities: Closed Out

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 was going through a RAD conversion of its Public Housing stock, this activity was never implemented.

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 will become 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 to the RAD Project-Based Vouchers, this activity was closed.

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

Approved/Implemented/Amended

- Year Approved: FY 2014
- Implemented: FY 2014 and FY 2018
- Amended: N/A
- Closed: FY 2021

The FCRHA has nearly 50 TBRA vouchers which provide housing assistance to formerly homeless households, non-elderly disabled households, 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, similar to the locally funded RSSP program. 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 has been closed.

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 | \$75,288,228 |
| 70610 | Capital Grants | \$0 |
| 70700 (70710+70720+70730+70740+70750) | Total Fee Revenue | \$0 |
| 71100+72000 | Interest Income | \$8,105 |
| 71600 | Gain or Loss on Sale of Capital Assets | \$0 |
| 71200+71300+71310+71400+71500 | Other Income | \$3,094,165 |
| 70000 | Total Revenue | \$78,390,498 |

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 | \$6,898,772 |
| 91300+91310+92000 | Management Fee Expense | \$0 |
| 91810 | Allocated Overhead | \$0 |
| 92500 (92100+92200+92300+92400) | Total Tenant Services | \$1,157,448 |
| 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 | \$10,190 |
| 96700 (96710+96720+96730) | Total Interest Expense & Amortization Cost | \$0 |
| 97100+97200 | Total Extraordinary Maintenance | \$0 |
| 97300+97350 | HAP + HAP Portability-In | \$70,324,088 |
| 97400 | Depreciation Expense | \$0 |
| 97500+97600+97700+97800 | All Other Expense | \$0 |
| 90000 | Total Expenses | \$78,390,498 |

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 2024, the FCRHA plans to utilize MTW Block Grant to:</p> <ul style="list-style-type: none">• Fund a pilot program on landlord outreach to HCV households. The intent of the pilot will be to increase the number of landlords participating in the HCV program. Pilot will focus efforts on improving retention of existing HCV landlords; assisting with landlord remediation issues for HCV households; and outreach to increase landlord participation.• Contract with a nonprofit organization (Northern Virginia Family Service) to provide case management to Housing Choice Voucher households. This contract will support the Step Ahead 2.0 pilot, which will provide support services to households once they have secured their housing. The purpose of this pilot is to help households maintain housing stability by providing intensive support services as needed. The pilot will assist households served through an Emergency Housing Voucher as well as other households served through the Housing Choice Voucher program as needed. The pilot will also include an evaluation component to determine the impact of various support services on housing stability. In addition to the pilot program, the contract will also support households who need other less-intensive support services and referrals to employment resources in the community.• Contract with nonprofit organizations (Cornerstones and FACETS) to provide community building/organizing/case management services to HCV and RAD-PBV clients.• Provide organization/clean-out services for qualified RAD-PBV households to help address hoarding disorders. Funds will be restricted to reducing and removing items with the support of a qualified hoarding specialist and would not be authorized to cover storage fees. |

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 | \$33,284,741 estimated (HUD held at \$31,776,189 and PHA held at \$1,508,552*) estimated | \$22,300,000** |
| HCV Admin Fee | \$8,608,328 estimated | |
| PH Operating Subsidy | N/A | N/A |
| TOTAL | \$41,893,069 estimated | |

* MTW & RAD1 funds only

** In FY 2022, the FCRHA authorized the use of \$10 million from MTW reserves for the development of Dominion Square West, Phase 1 (175 units of affordable housing) and \$7 million for the Little River Glen senior housing project (60 new units and the redevelopment of an existing 120 units). In FY 2023, the FCRHA approved a loan to the Senior Residence at North Hill project for \$300,000 and the Step Ahead 2.0 pilot for \$5 million. It is anticipated approximately \$22.3 million in MTW reserve funds will be committed or expended during the remainder of FY 2023 and/or FY 2024.

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

A. Board Resolution Adoption Annual Plan and Certifications of Compliance

TO BE INCLUDED AFTER SIGNATURES ARE OBTAINED

B. Documentation of Public Process

The FCRHA made the Moving to Work Plan available for public comment from January 12, 2023 through February 13, 2023. The required public hearing was held on January 19, 2023.

TO BE INCLUDED AFTER PUBLIC HEARING

Resident Advisory Council Letter of Support

The MTW Advisory Committee was provided an opportunity to review the FY 2024 Moving to Work Plan during the January 10, 2023, meeting.

TO BE INCLUDED AFTER MTW ADVISORY COMMITTEE MEETING AND REVIEW OF PLAN

C. Planned and Ongoing Evaluations

In FY 2023, the FCRHA approved the launch of the Step Ahead 2.0 pilot, which will include an evaluation component. The pilot is scheduled to begin in the later part of FY 2023. The FCRHA will be selecting an external research organization to conduct a full evaluation of the pilot. Initial discussions and planning with the evaluator will occur in FY 2023, with full data collection and analysis beginning in FY 2024. The evaluation will include both a quantitative and qualitative component and will evaluate the impact of various support services on housing stability.

D. Lobbying Disclosures

TO BE INCLUDED AFTER SIGNATURES ARE OBTAINED