

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY



DRAFT FY 2027 MOVING TO WORK PLAN

January 26, 2026

DRAFT: To be submitted to the U.S. Department of Housing and Urban Development on or before April 15, 2026

The Mission

We serve the people of Fairfax County by creating housing opportunities to promote inclusive and thriving communities.

The Vision

A community everyone can afford to call home.

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

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

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

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

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

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

The FCRHA uses Moving to Work flexibility to:

- Further a range of housing programs and services that help participants move toward the greatest level of self-sufficiency they can attain.
- Expand community partnerships with nonprofit organizations to provide self-sufficiency services.
- Reduce the regulatory burden both for both staff and customers.
- Align housing resources with community needs, consistent with Fairfax County's affordable housing development and preservation goals.

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

The Fiscal Year (FY) 2027 Moving to Work Plan (the Plan) furthers the work of the FCRHA and includes two re-

proposed activities. 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 2027, the FCRHA will continue to focus on understanding barriers and opportunities to self-sufficiency through data analysis and resident engagement activities. In addition, the FCRHA will continue to implement landlord engagement and outreach strategies to continue to attract and retain landlords in the HCV program, particularly in high-cost areas of the county. As in the past, the FCRHA will continue to monitor several important policies designed to decrease the cost of assistance to families in the HCV program as well as the impact of a changing rental market on households.

The following is a list of the activities included in the FY 2027 Plan—those that are re-proposed, implemented, and closed out.

RE-PROPOSED	
2023-1	Implementation of Payment Standards at Effective Date
2025-1	Alternative Utility Allowance Schedules for Project-Based Voucher Units
IMPLEMENTED	
2014-1	Reduce Frequency of Reexaminations
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
2016-1	Use Moving to Work Funds for Local, Non-Traditional Housing Program
2016-2	Modify Project-Based Voucher Choice Mobility Criteria
2017-1	Modify the Family Self-Sufficiency Program
2017-3	Authorization to Establish a Local Moving to Work Project-Based Voucher Program
2018A-1	Modify the Calculation of the Family Share of Rent
2018A-3	Increase Initial Maximum Tenant Rent Burden to 45 Percent
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
CLOSED OUT	
2014-2	Eliminate Mandatory Earned Income Disregard Calculation
2014-4	Streamline Inspections for Public Housing Residents
2014-6	Design and Initiate a Rent Reform Controlled Study
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
2018A-2	Establish Shared Housing Program for Rental Assistance Demonstration Project-Based Voucher Program

Highlights of the FCRHA's short-term goals for FY 2027 include:

1. **Update MTW Strategies with Input from Participants:** In FY 2027, the FCRHA will continue to build on client engagement activities to better understand opportunities and challenges facing households, with the MTW Resident Advisory Committee playing an integral role. In addition, the FCRHA will continue to analyze programmatic data to supplement qualitative research and further understand where policy revisions could further benefit households.
2. **Engage in Landlord Outreach Activities.** As part of ongoing efforts to increase housing mobility opportunities for households, the FCRHA will continue to engage in landlord recruitment and retention activities throughout FY 2027. The focus will be recruiting new landlords, particularly in areas of Fairfax County where HCV households typically are not able to find housing due to a variety of issues. Landlord outreach activities are a critical component to the continued successful implementation of the FCRHA's local payment standards (i.e., RealMarket Payment Standards) to increase the supply of available housing options in areas of the county with higher rents.

Overview of the FCRHA'S Long-Term MTW Goals

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

II. General Operating Information

A. Housing Stock Information

I. Planned New Public Housing Units

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

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

II. Planned Public Housing Units to be Removed

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

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

III. Planned New Project-Based Vouchers

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

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

Property Name	# of Vouchers to be Project-Based	RAD?	Description of Project
Beacon Landing *	48	No	Development of Permanent Supportive Housing
Kindred Crossing *	48	No	Development of Multifamily Housing
Telestar *	27	No	Development of Multifamily Housing
Agape House Chantilly **	8	No	Development of Senior Housing
The Exchange at Spring Hill Station **	100	No	Development of Multifamily Housing
Fairfax Crest**	14	No	Development of Multifamily Housing
Indigo at McLean Station **	8	No	Development of Multifamily Housing
Little River Glen **	35	No	Development of Senior Housing

* An AHAP is expected to be in place before or during FY 2027

** An AHAP is currently in place.

IV. Existing Project-Based Vouchers

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

Property Name	# of Project-Based Vouchers	Planned Status at End of Plan Year*	RAD?	Description of Project
Agape House Chantilly	8	Committed	No	Senior housing
Arden (The)	8	Leased	No	Multifamily housing
Arrowbrook	8	Leased	No	Multifamily housing
Autumn Willow	8	Leased	No	Senior housing
Briarcliff	26	Leased	No	Multifamily housing
Chesterbrook Senior Residences	44	Leased	No	Senior housing
Community Residences	5	Leased	No	Group housing
Coppermine	57	Leased	No	Multifamily housing
Coralain Gardens	28	Leased	No	Multifamily housing
The Exchange at Spring Hill Station	100	Committed	No	Multifamily housing
Fairfax Crest	14	Committed	No	Multifamily housing
Fallstead at Lewinsville Center	22	Leased	No	Senior housing
Herndon Harbor House	3	Leased	No	Senior housing
Hollybrooke III	9	Leased	No	Multifamily housing
Indigo at McLean Station	8	Committed	No	Multifamily housing
Lewinsville Retirement Residences	18	Leased	No	Senior housing
Lincolnia Senior Apartments	26	Leased	No	Senior housing
Lindsay Hill	8	Leased	No	Senior housing
Little River Glen	45	Leased	No	Senior housing
Little River Glen	35	Committed	No	Senior housing
Madison Ridge	24	Leased	No	Multifamily housing
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 housing
Oakwood	8	Leased	No	Senior housing
One University	31	Leased	No	Senior housing
Scattered Sites	106	Leased	No	Scattered sites
Stonegate	6	Leased	No	Multifamily housing
Westglade	6	Leased	No	Multifamily housing
Wexford Manor	5	Leased	No	Multifamily housing
RAD Component 1-PBV	1,060	Leased	Yes	Multifamily housing
RAD Component 2-PBV	108	Leased	Yes	Multifamily housing
VASH-PBV	3	Leased	No	Multifamily housing
TOTAL	2,058			

*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
The FCRHA anticipates adding 19 new local non-traditional households (property-based) and 14 new local non-traditional tenant-based households in FY 2027.

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

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

General Description of All Planned Capital Expenditures During the Plan Year
The FCRHA does not anticipate using MTW funds for capital expenditures, however the FCRHA will continue to scan for acquisition, development and preservation opportunities in FY 2027.

B. Leasing Information

I. Planned Number of Households Served

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

Planned Number of Households Served Through:	Planned Number of Unit Months Occupied/Leased*	Planned Number of Households to be Served**
MTW Public Housing Units Leased	N/A	N/A
MTW Housing Choice Vouchers (HCV) Utilized (<i>includes RAD</i>)	60,708	5,059
Local, Non-Traditional: Tenant-Based [^]	468	39
Local, Non-Traditional: Property-Based [^]	240	20
Local, Non-Traditional: Homeownership [^]	0	0
Planned Total Households Served	61,416	5,118

* "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	468	39**
Property-Based	2021-1	240	20***
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 39 households served through tenant-based rental assistance.

*** Includes 1 unit at The Senior Residences of North Hill and 19 units at Little River Glen IV.

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
RAD—PBV Waitlist	RAD Project-Based Voucher Program	3,483	Partially Open	Yes
PBV Waitlist	Project Based Vouchers	20,418	Partially Open	Yes
Housing Choice Voucher—Tenant Based	Housing Choice Voucher Program	294	Closed	Yes

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	See below
PBV Waitlist	See below
HCV Waitlist	The FCRHA will open the HCV waitlist either at the end of FY 2026 or beginning quarter of FY 2027.

Planned Changes to HCV Waiting List

Currently, the FCRHA opens PBV/RAD-PBV waiting lists up to four times per year, by property and by unit size. To better assist families and reduce administrative burden on staff, in FY 2027 the FCRHA will explore the possibility of consolidating individual PBV/RAD-PBV property waiting lists into one waiting list that will be opened on a routine schedule. If determined to be feasible, selections from the consolidated PBV/RAD-PBV waiting list will be made based on available vacancies at any property and any specific unit criteria that applies to a vacancy(ies). FCRHA staff will review applicants in order of the waiting list until a household is identified

that meets the established vacancy criteria (i.e., available unit size, established income limits, age restrictions). Applicants who do not meet the established vacancy criteria will remain on the waiting list in their original place. Current waiting list applicants will retain their position. This change will decrease administrative burden on staff while simultaneously helping households find suitable housing more efficiently by only having to apply to one waiting list.

In FY 2027, the FCRHA is proposing to provide three new preferences for the Housing Choice Voucher waiting list as follows:

- Emergency Housing Vouchers (EHVs). The final federal funding allocation for EHVs has been issued with funds anticipated to end by the end of CY 2026. As such, the FCRHA is seeking to transition all EHV vouchers to the HCV program, to prevent housing disruption or a loss of rental subsidy. To ensure compliance with the HCV program, the FCRHA will not transition an EHV family until it verifies documentation of identity and eligible noncitizen status. EHV families will be placed on the HCV waiting list and given a priority preference for immediate selection off the HCV waiting list. EHV households will retain EHV special provisions after transitioning to the HCV program until their first regular reexamination. After completion of their first regular reexamination, HCV program rules will apply. The FCRHA is also seeking a regulatory waiver, per PIH Notice 2025-19, to immediately move EHV households to the HCV program. If approved, the FCRHA will subsequently remove the priority preference as stated above as authority will be provided via the regulatory waiver from HUD.
- Tenant Based Rental Assistance Program (TBRA). The FCRHA currently uses federal HOME-funding to serve populations experiencing homelessness and individuals with special needs. In FY 2027, TBRA households will be given a priority preference and immediately selected off the HCV waiting list. This will ensure that TBRA households do not experience a disruption to their rental assistance if current funding sources decline.
- Foster Youth to Independence (FYI). The FCRHA is pursuing non-competitive, on-demand FYI vouchers through the FYI Initiative. FYI vouchers make HCV assistance available to individuals aged 18 to 24 years old, who have left or will leave the foster care system and are at risk of experiencing homelessness. These vouchers are time limited by statute, with individuals eligible for rental assistance for 36 months. The FCRHA will provide a preference for FYI voucher holders whose assistance is expiring and will have a lack of adequate housing because of their termination from the program, or similar category. FYI families will be given a preference and immediately selected off the HCV waiting list.

III. Proposed MTW Activities: HUD Approval Requested

2023-1 Implementation of Payment Standards at Effective Date

- Cost Effectiveness
- Self-Sufficiency
- Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2023
- Implemented: N/A
- Reproposed: FY 2027

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 either a two- or three-year reexamination schedule, which could further delay the application of any change in payment standards.

In FY 2027, the FCRHA is seeking to re-propose this activity as follows

The FCRHA is requesting authorization to apply new, increased or decreased payment standards at any time after their effective date. This flexibility is needed to continue to accurately implement the RealMarket Payment Standards (MTW Activity 2019-1) comprised of three tiers. The methodology of the RealMarket Payment Standards assigns all Fairfax County zip codes to one of three tiers based on local rental data. To align zip codes to the correct tier, that accurately reflects the cost of renting, there is the potential to adjust or re-assign a zip code to either a higher or lower payment standard amount. It is important to be able to apply any adjustments when effective, due to the reexamination cycle of most households (either two or three years). The ability to apply an increased payment standard at the effective date will provide immediate positive benefits to households when the zip code is shifted to a higher payment standard tier.

Households, who experience a decrease in their payment standard and continue to reside in the unit for which they are currently receiving assistance, will have the decrease applied any time after the effective date – generally at the next regularly scheduled reexamination. The ability to apply a decreased payment standard at the effective date will provide greater cost efficiencies to the FCRHA. The FCRHA reserves the ability to apply the decrease sooner based on financial conditions, but never less than 365 days with notice. The FCRHA may hold households harmless who experience a decrease in their payment standard as long as they remain in their current unit.

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
RAD Component 2 – PBV	N/A	1-Year Mainstream Vouchers - Pre 2008	YES
RAD Component 1 – PBV	N/A	5-Year Mainstream Vouchers	YES
Enhanced Voucher	YES	Family Unification Protection Vouchers - Pre 2008	YES
VASH	YES	Family Unification Protection Vouchers 08/09	YES

Cost Implications

The FCRHA does not anticipate this proposed change will result in a significant cost implication. With the ability to implement both increases and decreases in payment standard amounts at the effective date, the FCRHA will be able to adjust more quickly to changes in the local rental market. As with all activities, the FCRHA will continue to closely monitor any fiscal implications if this activity is authorized.

Need/Justification for MTW Flexibility

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

- Attachment C, Section D.2a, Rent Policies and Term Limits, 24 CFR § 982.505

MTW flexibility is necessary to modify current regulations pertaining to the effective date of payment standards.

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

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2025
- Implemented: FY 2025
- Reproposed: FY 2027

Description of Activity

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

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

In FY 2027, the FCRHA is seeking to re-propose this activity as follows:

The FCRHA is requesting to modify this activity by developing and applying a singular, countywide energy efficient utility allowance (EEUA) for newly constructed, redeveloped, or preserved PBV units in lieu of site-specific energy efficient utility allowances. While the use of site-specific utility allowances offered a tailored approach for new or redeveloped PBVs, it has been administratively burdensome and complex to administer. Utilizing a countywide EEUA will simplify the process for developers while increasing transparency to households in its application.

If approved, the FCRHA will use two different countywide PBV utility allowances: 1) the current allowance which is revised annually based on a utility rate and consumption study conducted by an independent consultant. This will continue to be applied, as is currently done, to all existing PBV units; and 2) the new proposed countywide EEUA which will be applied to newly constructed, redeveloped and preserved PBVs that meet certain energy efficiency standards. The EEUA will also be developed by an independent consultant and will only be applied to new or redeveloped units which incorporate energy efficient design elements such as ENERGY STAR certification, EarthCraft Gold, and Zero Energy Ready Home standards. As with the site-specific allowances, the FCRHA will apply the approved countywide EEUA to any tenant-based voucher households that reside at the property to ensure consistency between PBVs and tenant-based vouchers. PBV units that have previously been approved to use site-specific energy efficient utility allowances will be converted to the new EEUA at the next HAP Contract anniversary after adoption of the EEUA.

Application of Activity:

This activity applies to the following:

Voucher Type	Activity 2025-1 Applicability	Voucher Type	Activity 2025-1 Applicability
MTW Vouchers	NO	Homeownership Vouchers	NO
Project-Based Vouchers	YES	Emergency Housing Vouchers	NO
RAD Component 2 – PBV	NO	1-Year Mainstream Vouchers - Pre 2008	NO
RAD Component 1 – PBV	NO	5-Year Mainstream Vouchers	NO
Enhanced Voucher	NO	Family Unification Protection Vouchers - Pre 2008	NO
VASH	NO	Family Unification Protection Vouchers 08/09	NO

Cost Implications:

If authorized, the FCRHA anticipates that this change will result in lower HAP costs. While this activity may result in an increase in tenant rent for some PBV households, the cost of utilities will be lower resulting in a net neutral change. The FCRHA will continue to closely monitor the number of households rent burdened as well as HAP costs and will adjust accordingly if needed.

Need/Justification for MTW Flexibility

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

- Attachment C, Section D.7. Establishment of an Agency MTW Section 8 Project-Based program. The FCRHA is seeking to waive 24 CFR § 982.517(b) and 983.301(f)(2).

Because alternative utilities allowances for PBVs are not currently allowed, MTW flexibility is required.

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	Reduction in Frequency of Reexaminations
2014-3	Streamline Inspections for Housing Choice Voucher and Rental Assistance Demonstration Program-based Voucher Units
2014-5	Institute a Minimum Rent
2014-9	Increase the Family Share of Rent from 30 Percent to 35 Percent of Family Income in the Housing Choice Voucher and Rental Demonstration Program Project-Based Voucher Programs
2016-1	Use Moving to Work Funds for Local, Non-Traditional Housing Program
2016-2	Modify Project-Based Voucher Choice Mobility Criteria
2017-1	Modify the Family Self-Sufficiency Program
2017-3	Authorization to Establish a Local Moving to Work Project-Based Voucher Program
2018A-1	Modify the Calculation of the Family Share of Rent
2018A-3	Increase Initial Maximum Tenant Rent Burden to 45 Percent
2019-1	Establish Fairfax County Payment Standards
2021-1	Affordable Housing Acquisition and Development
2021-2	Project-Based Vouchers Rental Assistance Demonstration Admissions Policy

2014-1 Reduction in Frequency of Reexaminations

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

The reduction in the frequency of reexaminations provides an incentive to work as families are not immediately subject to a rent increase when their income increases because of new employment or a job promotion. The impact of this activity is closely monitored, particularly to ensure that households are not becoming increasingly rent burdened. This activity will continue to be implemented in FY 2027.

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
RAD Component 2 – PBV	YES	1-Year Mainstream Vouchers-Pre 2008	YES
RAD Component 1 - PBV	YES	5-Year Mainstream Vouchers	YES
Enhanced Voucher	YES	Family Unification Protection Vouchers - Pre 2008	YES
VASH	YES	Family Unification Protection Vouchers 08/09	YES

Definition of Exempt Households

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

Planned Non-Significant Changes

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

Planned Significant Changes

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

¹ Previous MTW Plans as well as the Fairfax County Housing Choice Voucher Program Administrative Plan use the terms “work able” and “non work-able.” The term “non work-able” is synonymous with the term “exempt” as described above.

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

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

Tenants, owners, or a third-party continue to have the option to request special inspections at any time, and any complaints received by the FCRHA from a tenant, owner or third-party may revert a unit back to an annual inspection cycle. Additionally, all units are subject to Quality Control Inspections. Inspection staff follow HQS protocol including using HUD Form 52580 for all inspections. This activity will continue to be implemented in FY 2027.

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
RAD Component 2 – PBV	YES	1-Year Mainstream Vouchers - Pre 2008	YES
RAD Component 1 - PBV	YES	5-Year Mainstream Vouchers	YES
Enhanced Voucher	YES	Family Unification Protection Vouchers - Pre 2008	YES
VASH	YES	Family Unification Protection Vouchers 08/09	YES

Planned Non-Significant Changes

There are no planned non-significant changes regarding 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
- Implemented: FY 2018
- Amended: FY 2016 and FY 2018

Description of Activity/Update

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

This activity is fully implemented. This activity will continue to be closely monitored in FY 2027 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
RAD Component 2 – PBV	YES	1-Year Mainstream Vouchers - Pre 2008	YES
RAD Component 1 - PBV	YES	5-Year Mainstream Vouchers	YES
Enhanced Voucher	YES	Family Unification Protection Vouchers - Pre 2008	YES
VASH	NO	Family Unification Protection Vouchers 08/09	YES

Definition of Exempt Households

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

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 2027.

Planned Non-Significant Changes

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

Planned Significant Changes

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

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

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

Participants who have difficulty paying the family share of rent are informed of their ability to request a hardship. This activity has been fully implemented and will continue to be closely monitored in FY 2027.

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
RAD Component 2 – PBV	YES	1-Year Mainstream Vouchers - Pre 2008	YES
RAD Component 1 - PBV	YES	5-Year Mainstream Vouchers	YES
Enhanced Voucher	YES	Family Unification Protection Vouchers - Pre 2008	YES
VASH	NO	Family Unification Protection Vouchers 08/09	YES

Definition of Exempt Households

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

Planned Non-Significant Changes

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

Planned Significant Changes

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

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

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity

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

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

Application of Activity

This activity applies to the following vouchers:

Voucher Type	Activity 2016-1 Applicability	Voucher Type	Activity 2016-1 Applicability
MTW Vouchers	N/A	Homeownership Vouchers	N/A
Project-Based Vouchers	N/A	Emergency Housing Vouchers	N/A
RAD Component 2 – PBV	N/A	1-Year Mainstream Vouchers-Pre 2008	N/A
RAD Component 1 - PBV	N/A	5-Year Mainstream Vouchers	N/A
Enhanced Voucher	N/A	Family Unification Protection Vouchers - Pre 2008	N/A
VASH	N/A	Family Unification Protection Vouchers 08/09	N/A

Planned Non-Significant Changes

Pending approval, the FCRHA will expand the application of this activity in FY 2027, to serve more low-income older adults in addition to those who began receiving support in FY 2024. The expansion is based on the success of the initial application of this activity and to mitigate extreme economic hardship for low-income older adults who are rent burdened.

The FCRHA will expand the use of MTW funding to support older adults who currently participate in the Fairfax County Rental Program, who are unable to fully pay rent, and are currently rent burdened. As is currently done, any subsidy will be used to offset the difference between what the household can pay and the rent for the unit. Funding will continue to be provided directly to the FCRHA's contracted third-party management provider currently managing the property where the low-income older adult resides. Financial support will be limited to households currently residing at a senior, independent living unit owned by the FCRHA. These properties are locally owned by the FCRHA and no funding provided by the HUD Office of Public and Indian Housing is used to either acquire or operate the program. Subsidies will not be portable and will not be reissued upon turnover.

Planned Significant Changes

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

2016-2 Modify Project-Based Voucher Choice Mobility Criteria

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

This activity provides for the following:

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

Choice Mobility is allowed for instances for reasonable accommodations and Violence Against Women Act (VAWA) cases. This activity will continue to be fully implemented in FY 2027.

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
RAD Component 2 – PBV	N/A	1-Year Mainstream Vouchers - Pre 2008	N/A
RAD Component 1 – PBV	N/A	5-Year Mainstream Vouchers	N/A
Enhanced Voucher	N/A	Family Unification Protection Vouchers - Pre 2008	N/A
VASH	N/A	Family Unification Protection Vouchers 08/09	N/A

Planned Non-Significant Changes

There are no planned non-significant changes.

Planned Significant Changes

There are no planned significant changes to this activity for FY 2027.

2017-1 Modifications to Family Self-Sufficiency Program

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2017
- Implemented: FY 2017

Description of Activity/Update

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

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

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

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

To address discrepancies 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 living with a disability. In cases when participants are receiving SSI, SSDI, or who are elderly or disabled, work eligibility and appropriate hours will be determined through assessments with the Ticket to Work program, the Virginia Department of Aging and Rehabilitative Services, and the Fairfax County Department of Family Services.

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

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

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

Full time status is defined by each institution, and students will be responsible for providing these documents for verification purposes. This is consistent with FCRHA policy. The activity will continue to be fully implemented in FY 2027. Please see previous MTW Plans for additional details on the FSS program.

Application of Activity

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

Planned Non-Significant Changes

In FY 2027, the FCRHA is proposing to modify the initial FSS Contract of Participation (CoP) term. If approved, the initial term of the CoP shall be defined as “no more than five (5) years after the effective date of enrollment into the FSS program.” Families will be eligible for extension up to two years from the initial expiration date of the CoP.

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

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

Description of Activity/Update

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

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

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

2. The FCRHA can utilize project-based vouchers for its own Fairfax County Rental Program units. Specific authorization from the FCRHA is requested for the commitment of project-based voucher projects under this authority. There continues to be a project-based voucher competition for other projects, as vouchers are available. Further, the FCRHA will inspect its own project-based voucher units, with requests for special inspections allowed from the occupants. The same Housing Quality Standards are used on FCRHA-owned units as with Housing Choice Voucher units. Authorization to waive independent entity requirements for inspections, rent reasonableness, and rent negotiations has been granted through the Third Amendment to the FCRHA's Moving to Work Plan. The FCRHA adopted the Third Amendment in April 2020 and 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
RAD Component 2 – PBV	NO	1-Year Mainstream Vouchers - Pre 2008	NO
RAD Component 1 – PBV	NO	5-Year Mainstream Vouchers	NO
Enhanced Voucher	NO	Family Unification Protection Vouchers - Pre 2008	NO
VASH	NO	Family Unification Protection Vouchers 08/09	NO

Planned Non-Significant Changes

There are no planned non-significant changes to this activity in FY 2027.

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

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

Description of Activity/Update

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

Under this activity, the following changes have been made:

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

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

Definition of Exempt Households

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

a) enrolled full time in school or a job training program; or b) are living with a disability.

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
RAD Component 2 – PBV	YES ; but excluded from revised utility allowance	1-Year Mainstream Vouchers - Pre 2008	YES
RAD Component 1 - PBV	YES ; but excluded from revised utility allowance	5-Year Mainstream Vouchers	YES
Enhanced Voucher	YES	Family Unification Protection Vouchers - Pre 2008	YES
VASH	YES ; but excluded from increase in family share of rent and the revised utility allowance	Family Unification Protection Vouchers 08/09	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 to monitor and review these requests.

Planned Non-Significant Changes

There are no planned non-significant changes regarding 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

- Approved: FY 2018
- Implemented: FY 2019

Description of Activity/Update

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

This activity will continue to be fully implemented in FY 2027. 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
RAD Component 2 – PBV	N/A	1-Year Mainstream Vouchers - Pre 2008	YES
RAD Component 1 – PBV	N/A	5-Year Mainstream Vouchers	YES
Enhanced Voucher	YES	Family Unification Protection Vouchers - Pre 2008	YES
VASH	NO	Family Unification Protection Vouchers 08/09	YES

Definition of Exempt Households

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

Planned Non-Significant Changes

There are no planned non-significant changes regarding 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

- Approved: FY 2019
- Implemented: FY 2019
- Amended: FY 2021 and FY 2026

Description of Activity/Update

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

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

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

The following methodology was used to initially identify the RealMarket Payment Standards:

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

The zip codes that are included in each zone are not necessarily located next to one another. The methodology identifies payment standards based on market rents, not on a set of contiguous zip codes.

In FY 2022, the FCRHA was granted authority to apply Phase 2, the RealMarket payment standards, at any time after the effective date of the new payment standards amount when the payment standards increase. This allows current HCV households to not be subject to waiting until their next reexamination to benefit from a change in payment standard amounts. In FY 2026, the FCRHA was granted authority to base exception payment

standard amounts, as required for a reasonable accommodation, on RealMarket Payment Standards, in lieu of the SAFMR or FMR. Exception payment standards requested at 120 percent or more of the RealMarket Payment Standard amount require HUD approval.

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
RAD Component 2 – PBV	N/A	1-Year Mainstream Vouchers - Pre 2008	YES
RAD Component 1 - PBV	N/A	5-Year Mainstream Vouchers	YES
Enhanced Voucher	N/A	Family Unification Protection Vouchers - Pre 2008	YES
VASH	YES	Family Unification Protection Vouchers 08/09	YES

Planned Non-Significant Changes

The FCRHA will continue to monitor the RealMarket payment standards compared to rental costs in Fairfax County. Updates to the RealMarket payment standards will be based on funding availability and may employ a different methodology than the initial determination by considering a variety of factors reflecting the current local rental market and economy.

Planned Significant Changes

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

2021-1 Affordable Housing Acquisition and Development

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2021
- Implemented: FY 2021

Description of Activity/Update

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

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

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

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

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

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

The FCRHA will use this authority as appropriate in FY 2027, pending any identified development or preservation needs and funding availability.

Planned Non-Significant Changes

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

Planned 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

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

Description of Activity/Update

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

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

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

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

Eligible RAD-PBV Participants with a Housing Assistance Payment:

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

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

Application of Activity:

This activity applies to the following:

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

Definition of Exempt Households

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

Planned Non-Significant Changes

There are no planned non-significant changes regarding 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

There are no activities currently on hold.

IV.D. Approved MTW Activities: Closed Out

2014-2 Eliminate Mandatory Earned Income Disregard Calculation

Approved/Implemented/Closed Out

- Approved: FY 2014
- Implemented: FY 2014
- Closed Out: FY 2027

In FY 2014, the FCRHA eliminated the HUD-mandated EID calculation and began notifying affected families. The EID calculation was utilized for non-MTW voucher households, including Emergency Housing Vouchers (EHVs). However, due to the elimination of the EID through the Housing Opportunities Through Modernization Act, this activity is being closed out.

2014-4 Streamlined Inspections for Public Housing Residents

Approved/Implemented/Closed Out

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

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

2014-6 Design and Initiate a Rent Reform Controlled Study

Approved/Implemented/Closed Out

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

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

end of FY 2022 and the activity closed in FY 2023.

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

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

Approved/Implemented/Closed Out

- 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/Closed Out

- 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

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

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

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

Approved/Implemented/Closed Out

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

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

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

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

Approved/Implemented/Closed Out

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

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

This activity allowed each tenant in a shared unit to be treated as a separate household. Rents were calculated using the unit gross rent divided by the number of household members. Over time, this activity did not realize

the intended outcomes as anticipated. Importantly, residents who were served through this activity were often in two-bedroom units, which are the units most in demand in Fairfax County and have the largest waiting list. This activity resulted in the unintended consequence of further contributing to waiting lists for two-bedroom units and the inability to serve larger families in two-bedroom units. The CSB also indicated that the program did not yield outcomes as anticipated and agreed to end the partnership on this program.

V. Planned Application of MTW Funds

I. Estimated Sources of MTW Funds

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

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT (MTW + RAD Component 1 - PBV)
70500 (70300+70400)	Total Tenant Revenue	\$0
70600	HUD PHA Operating Grants	\$100,656,070
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$132,184
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$42,173
70000	Total Revenue	\$100,830,427

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 + RAD Component 1 – PBV)
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$9,215,085
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$2,136,045
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$0
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$0
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$16,842
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	HAP + HAP Portability-In	\$89,462,455
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expense	\$0
90000	Total Expenses	\$100,830,427

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 2027, the FCRHA plans to utilize the MTW Block Grant to:</p> <ul style="list-style-type: none">• Continue a pilot to assist households when initially leasing a RAD-PBV unit. The pilot supports households who have been authorized and offered a RAD-PBV unit but need to break a lease with a private landlord to lease with the FCRHA. After leasing the RAD-PBV unit, households are eligible to receive financial assistance to help offset costs associated with breaking a lease with their former landlord. The FCRHA anticipates using funding to support approximately 50 households (or less) in FY 2027 and expects the pilot to improve RAD-PBV occupancy rates.• Contract with nonprofit organizations to provide community building/organizing/case management services to HCV and RAD-PBV clients. Services will be offered at various RAD properties located throughout the county and will be tailored to meet the needs of the community.• Support modifications to RAD-PBV units to upgrade climate control systems with the installation of energy efficient thermostats.• Launch a pilot risk mitigation program to offer financial support to qualifying landlords to cover damages and rental loss caused by an HCV household during tenancy. The FCRHA anticipates initially launching the program on a limited basis and expanding to serve more landlords if successful.• Provide organization/clean-out services for qualified RAD-PBV households to help address hoarding disorders. Funds are restricted to reducing and removing items with the support of a qualified hoarding specialist and are not authorized to cover storage fees.• Support enhancements to Yardi to improve data collection and data management efforts for the HCV program.• Support a staff position who assists HCV households.

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	\$53,827,634 estimated (HUD held at \$61,110,551 and PHA held at \$7,282,877*) estimated	\$17,051,889**
HCV Admin Fee	\$15,187,367 estimated	
PH Operating Subsidy	N/A	N/A
TOTAL	\$69,015,001 estimated	

* MTW & RAD Component 1 – PBV funds only

** As of December 2025, the FCRHA is committing \$26 million to the acquisition of property to expand affordable housing. The FCRHA has committed and obligated \$9.2 million to the development and renovation of Little River Glen senior housing project which \$1.9 million has been expended. In addition, the FCRHA has committed \$3 million to contract with nonprofit organizations to provide community building/organizing/case management services to HCV and RAD-PBV clients. The FCRHA has also committed \$3 million to the two-year funding phase-out for EHVs, as well \$2.4 million for other supportive services. It is anticipated that approximately \$51,963,112 in MTW reserve funds will remain in FY 2026.

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

FCRHA RESOLUTION TO BE INCLUDED WHEN COMPLETED

SIGNED CERTIFICATION FORMS TO BE INCLUDED WHEN COMPLETED

B. Documentation of Public Process

The FCRHA made the Moving to Work Plan available for public comment from January 26, 2026, through February 27, 2026. The required public hearing will be held on February 19, 2026.

NOTICE OF PUBLIC HEARING

**Thursday, February 19, 2026,
at 7 p.m.**

The Fairfax County Redevelopment and Housing Authority (FCRHA) will conduct a public hearing on its draft Moving to Work (MTW) Plan for Fiscal Year 2027. The hearing is being conducted in compliance with U.S. Department of Housing and Urban Development requirements for Public Housing Agencies submitting a MTW Plan. The public hearing will be held in person at the FCRHA Whiteside Board Room at 4530 University Drive, Fairfax, VA 22030 at 7 p.m. on February 19, 2026. Interested residents are invited to share their views on the draft FCRHA MTW Plan at the public hearing. Residents wishing to speak are encouraged to contact Nathaniel Strathearn by phone at (703) 324-4115, TTY 711, or by email at Nathaniel.Strathearn@fairfaxcounty.gov to indicate their desire to participate. If you have any questions concerning the public hearing, please call (703) 877-5696, TTY: 711.

The draft Fiscal Year 2027 MTW Plan will be available for public review on the county website beginning January 26, 2026, at <https://www.fairfaxcounty.gov/housing/initiatives/moving-to-work>. Residents wishing to comment on the draft MTW Plan in writing may do so by writing to the attention of Brandy Thompson, Associate Director of Policy, Policy and Communications, at the Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, Virginia 22030 or via the email address Brandy.Thompson@fairfaxcounty.gov. The deadline for receipt of written comments on the draft Plan is 4 p.m. on Friday, February 27, 2026.

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



Run Date: January 26th, 2026

AD#99132

Resident Advisory Council Letter of Support

The MTW Resident Advisory Committee was provided with an opportunity to discuss and review the draft FY 2027 Moving to Work Plan during the January 12, 2026, meeting.

SIGNED MTW RESIDENT ADVISORY COMMITTEE LETTER TO BE INCLUDED WHEN COMPLETED

C. Planned and Ongoing Evaluations

There are no planned or ongoing evaluations.

D. Lobbying Disclosures

SIGNED LOBBYING DISCLOSURE FORMS TO BE INCLUDED WHEN COMPLETED

Appendix

Fairfax County Zip Codes by RealMarket Payment Standard Zones
Effective December 1, 2023

Zone	Zip Code			
Yellow	22003	22060	22309	
	22044	22306	22312	
	22046	22307		
Green	20041	22009	22067	22160
	20120	22027	22081	22180
	20121	22031	22103	22183
	20122	22035	22106	22185
	20153	22039	22116	22199
	20170	22040	22121	22303
	20172	22041	22122	
	20191	22042	22124	
20195	22043	22150		
Blue	20124	22030	22102	22308
	20151	22032	22151	22310
	20171	22033	22152	22315
	20190	22066	22153	
	20194	22079	22181	
	22015	22101	22182	

RealMarket Payment Standard Amounts
Effective December 1, 2023

	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
Yellow Tier	\$1740	\$1790	\$2070	\$2600	\$3135	\$3620	\$4100
Green Tier	\$1850	\$1910	\$2200	\$2770	\$3330	\$3850	\$4360
Blue Tier	\$2240	\$2310	\$2650	\$3330	\$4010	\$4630	\$5340