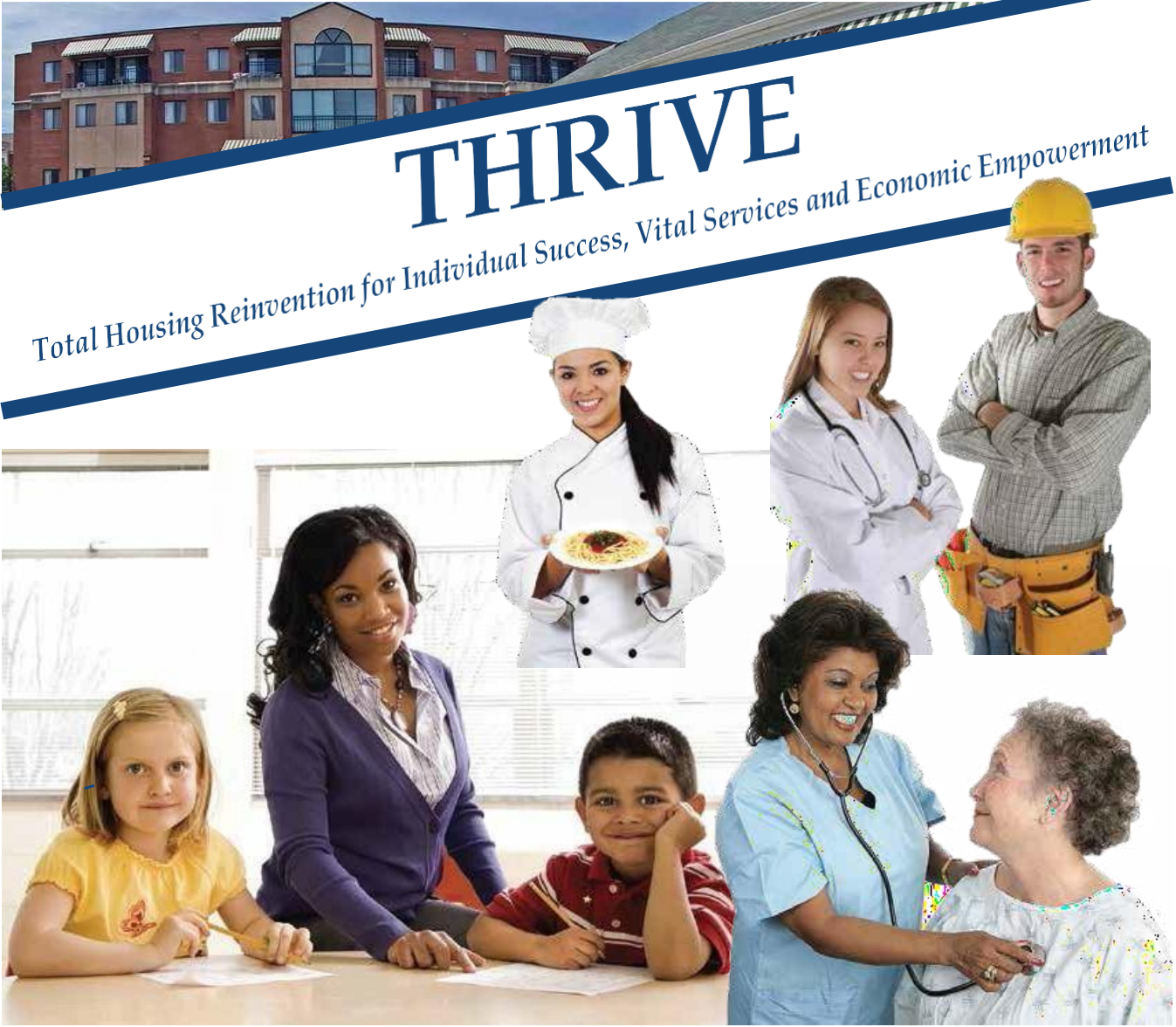


Fairfax County Redevelopment and Housing Authority



THRIVE

Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment



Moving to Work Plan Fiscal Year 2022

Submitted May 28, 2021
Revised June 11, 2021

The Vision

It is the vision of the Fairfax County Redevelopment and Housing Authority (FCRHA) that affordable housing programs provide more than a roof overhead. Affordable housing – particularly the Fairfax County Rental and Housing Choice Voucher Programs – can be the gateway to a better life and self-sufficiency. Rather than simply surviving, it is the vision of the FCRHA that the families we serve can truly *THRIVE*.

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Table of Contents

I. Introduction.....	4
II. General Housing Authority Information	8
III. Proposed MTW Activities: HUD Approval Requested.....	12
IV.A. Approved MTW Activities: Implemented.....	13
IV.B. Approved MTW Activities: Not Yet Implemented Activities.....	43
IV.C. Approved MTW Activities: Activities on Hold	45
IV.D. Approved MTW Activities: Closed Out	46
V. Sources and Uses of Funds	48
VI. Administrative.....	50

I. Introduction

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

1. Reduce cost and achieve greater **cost effectiveness** in Federal expenditures;
2. Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and increase **self-sufficiency**; and
3. **Increase housing choices** for low-income families.

Moving Along the Housing Continuum

In 2013, the Fairfax County Redevelopment and Housing Authority (FCRHA) was designated as a Moving to Work agency. The FCRHA provides a continuum of affordable housing, ranging from rental vouchers to moderately priced rental apartments and townhouses, as well as affordable programs for homeownership. Each person or family fits somewhere along this continuum and it is the goal of the FCRHA to help individuals find the right fit based on income and need – helping them progress along the continuum to self-sufficiency. The four steps in the Housing Continuum provide a range of housing types and subsidy levels, each tied to the attainment of certain self-sufficiency skills.

Step One – Bridging Affordability.¹ The County's Bridging Affordability rental subsidy program is designed to serve extremely low-income households earning 30 percent of the Area Median Income (AMI) and below, including those who are experiencing homelessness and/or domestic violence. Participating households focus on building basic self-sufficiency skills such as job readiness and financial literacy; receive services aimed at addressing basic self-sufficiency barriers; and receive assistance finding employment.

Step Two – Project-Based or Tenant-Based Housing Choice Voucher. The federal Housing Choice Voucher Programs serve extremely and very low-income households (earning 50 percent of AMI and below) that need assistance in attaining an intermediate self-sufficiency skill set. Participants receive services designed to provide individual job skill development, address transportation needs, and ensure ongoing participation in health care services.

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

Step Four – Homeownership or Unsubsidized Housing. The FCRHA's First-Time Homebuyers Program offers affordably priced new and resale townhomes and condominiums to first-time homebuyers who meet income and other qualifications. Individuals and families who are considered self-sufficient are referred to the program.

¹ Bridging Affordability is a locally funded rental assistance program that is subject to annual appropriations by the Fairfax County Board of Supervisors.

Households who enter the Housing Continuum are offered opportunities to progress to the next step based on their level of individual self-sufficiency as well as the availability of housing resources.

The FCRHA is using the flexibility that comes with the Moving to Work designation to:

- Further solidify a **housing continuum** that seamlessly couples the county's local housing program and Federal housing programs and moves participants toward the greatest level of self-sufficiency they can attain.
- Expand its already **strong community partnerships** with non-profit organizations to provide self-sufficiency services ranging from “ready-to-rent” training to job readiness, through homebuyer education and beyond.
- Reduce the regulatory burden both on staff and customers, to allow a greater focus on **people – not paperwork**. Moving to Work policies such as moving to less-frequent re-certifications and inspections permits FCRHA staff to concentrate on facilitating access to self-sufficiency services and opportunities, such as job training and higher education.
- **Align housing resources with community needs**, consistent with the county's yearly-adopted “Housing Blueprint.”

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

The Fiscal Year (FY) 2022 Moving to Work Plan does not include any new activities. The Plan furthers the efforts of the FCRHA to preserve and develop affordable housing and provide greater opportunities for individuals and families through housing mobility options and self-sufficiency tools. The FCRHA will continue to monitor several important policies designed to decrease the cost of assistance to families in the Housing Choice Voucher Program and will also continue to monitor the impacts of the COVID-19 pandemic on participants.

The following is a list of the activities included in the FY 2022 Plan—those that have been implemented, have not been implemented, on hold, and closed out:

IMPLEMENTED	2014-1	Reduce Frequency of Reexaminations
	2014-3	Streamline Inspections for Housing Choice Voucher Units
	2014-5	Institute a Minimum Rent
	2014-6	Design and Initiate a Rent Control Study
	2014-9	Increase the Family Share of Rent from 30 Percent to 35 Percent of Family Income in the Housing Choice Voucher and Rental Assistance Demonstration Project-Based Voucher Program
	2016-2	Modify Project-Based Voucher Choice Mobility Criteria
	2017-1	Modify the Family Self-Sufficiency Program
	2017-3	Authorization to Establish a Local Moving to Work Project-Based Voucher Program
	2018A-1	Modify the Calculation of the Family Share of Rent
	2018A-2	Establish Shared Housing Program for Rental Assistance Demonstration Project-Based Voucher Program
	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
	NOT YET IMPLEMENTED	2016-1
ON HOLD	2014-2	Eliminate Mandatory Earned Income Disregard Calculation
CLOSED OUT	2014-4	Streamline Inspections for Public Housing Residents
	2014-7	Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance
	2014-8	Allow Implementation of Reduced Payment Standards at Next Annual Reexamination
	2015-1	Eliminate Flat Rents in the Public Housing Program
	2017-2	Establish a Gateway to Housing Choice Voucher Program from the Tenant-Based Rental Assistance Program

Highlights of the FCRHA's short-term goals for FY 2022 include:

1. **Update MTW Goals with Input from Participants:** As the FCRHA approaches the ten-year anniversary of its Moving to Work designation, it is important to evaluate accomplishments and challenges as well as how best to meet the needs of the community moving forward. This is particularly true given the economic impact of the COVID-19 pandemic on the local area. In FY 2022, the FCRHA will conduct outreach to participants to develop a greater understanding of how MTW Activities and future efforts could be modified to strengthen outcomes for household while meeting the statutory objectives of Moving to Work.
2. **Monitor the Impact of the COVID-19 Pandemic on Households and the Housing Market:** FCRHA will continue to monitor both the health and economic impacts of the COVID-19 pandemic on participants and the rental housing market in general. This is particularly important in relation to MTW Activities that are designed to promote self-sufficiency and residential mobility, such as establishing local sub-market payment standards. The FCRHA will continue to understand how best to assist households as local economic conditions change while maintaining sound operational and fiscal outcomes.

Overview of the FCRHA'S Long-Term MTW Goals

Moving to Work provides the opportunity to utilize block grant flexibility to meet an important goal of the FCRHA—to *preserve, expand, and facilitate new affordable housing opportunities in Fairfax County*. According to the Virginia Center for Housing Research, the total affordable housing gap in Fairfax County for low- and moderate-income renters is approximately 31,630 units. In addition to this affordable housing gap, there is a projected need over the next 15 years for 15,000 net new affordable homes for households earning up to 60% AMI. To that end, a long-term Moving to Work goal of the FCRHA is to realize savings through its Federal programs—both through efficiencies in the programs, as well as ultimately moving families to self-sufficiency—and *to utilize these savings for the creation and preservation of affordable housing*. This will continue to be a long-term goal of the FCRHA.

II. General Housing Authority Information

Housing Stock Information

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

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	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
N/A	0	N/A

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

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	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
N/A			
TOTAL			

Planned 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	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
New Lake Anne House	102	Committed	No	Housing for seniors and individuals with a disability
Oakwood South Nine	8	Committed	No	Housing for seniors and individuals with a disability
One University	20	Committed	No	Housing for seniors and individuals with a disability
TOTAL			130	

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

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

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

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
N/A

General Description of All Planned Capital Expenditures During the Plan Year

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

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR
MTW funds will not be used for capital expenditures in FY 2022.

LEASING INFORMATION

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	45,375	3,781
Local, Non-Traditional: Tenant-Based[^]	0	0
Local, Non-Traditional: Property-Based[^]	0	0
Local, Non-Traditional: Homeownership[^]	0	0
Planned Total Households Served	45,375	3,781

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

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

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

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

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	N/A	N/A	N/A
Property-Based	N/A	N/A	N/A
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.

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

WAITING LIST INFORMATION

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	NUMBER OF HOUSEHOLDS ON WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
Housing Choice Voucher—Tenant Based	Housing Choice Voucher Program	1,800	Closed	No
RAD--PBV	RAD Project-Based Voucher Program	277	Closed	No

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

Planned Changes to Waiting List in the Plan Year

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

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
RAD-PBV Waitlist	N/A
PBV Waitlist	N/A

III. Proposed MTW Activities: HUD Approval Requested

There are no new activities proposed for FY 2022.

IV.A. Approved MTW Activities: Implemented

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

ACTIVITY	
2014-1	Reduce Frequency of Reexaminations
2014-3	Streamline Inspections for Housing Choice Voucher and Rental Assistance Demonstration Program-based Voucher Units
2014-5	Institute a Minimum Rent
2014-6	Design and Initiate a Rent Control Study
2014-9	Increase the Family Share of Rent from 30 Percent to 35 Percent of Family Income in the Housing Choice Voucher and Rental Demonstration Program Project-Based Voucher Programs
2016-2	Modify Project-Based Voucher Choice Mobility Criteria
2017-1	Modify the Family Self-Sufficiency Program
2017-3	Authorization to Establish a Local Moving to Work Project-Based Voucher Program
2018A-1	Modify the Calculation of the Family Share of Rent for the Housing Choice Voucher Program
2018A-2	Establish Shared Housing Program in Project-Based Voucher Program
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 and FY 2018
- Amended: FY 2020

Description of Activity/Update

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

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

The reduction in the frequency of reexaminations provides an incentive to work as families are not immediately subject to a rent increase when their income increases as a result of new employment or job promotion. Five-year reexamination schedules for non work-able households became effective March 2020 through a technical amendment. The impact of this activity will be closely monitored in FY 2022 due to the economic impacts of the COVID-19 pandemic on participants.

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	NO	Family Unification Protection Vouchers - Pre 2008	YES
RAD2 – Creekside Vouchers	NO	1-Year Mainstream Vouchers - Pre 2008	YES
RAD1	NO		
Tenant Protection Vouchers– Culpepper Gardens	NO		
Tenant Protection Vouchers - Lake Anne	YES		
Tenant Protection Vouchers	NO		
Enhanced Voucher	YES		

Definition of Work-Able and Non Work-Able

The following definitions apply to this activity:

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes to this activity.

2014-3 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. When this activity was first approved, HCV inspections were changed from annual to biennial; this change was then permitted through regulation and therefore the activity was closed out in FY 2018. The activity was later amended due to the COVID-19 pandemic and the need to reduce in-person meetings. In FY 2021 the activity was repropose for all HCV units to be inspected on a triennial basis.
- RAD-PBV units are inspected biennially by property. Approximately 50 percent of RAD-PBV properties are inspected in one calendar year (all units in those properties) and the other 50 percent are inspected in the next calendar year (all units in those properties).

Tenants, owners, or a third-party continue to have the option to request Special Inspections at any time, and any complaints received by the FCRHA from a tenant, owner or third-party may revert a unit back to an annual inspection cycle. Additionally, all units are subject to Quality Control Inspections and the FCRHA specifically focuses those inspections on households less likely to report unsafe or unsanitary conditions. Inspection staff follow HQS protocol including using HUD Form 52580 for all inspections.

This activity is fully implemented.

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	NO	Family Unification Protection Vouchers - Pre 2008	NO
RAD2 – Creekside Vouchers	YES	1-Year Mainstream Vouchers - Pre 2008	NO
RAD1	YES		
Tenant Protection Vouchers– Culpepper Gardens	NO		
Tenant Protection Vouchers - Lake Anne	NO		
Tenant Protection Vouchers	NO		
Enhanced Voucher	NO		

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes to this activity.

2014-5 Institute a New Minimum Rent

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

To encourage families to seek employment and stay employed, the FCRHA has set a minimum rent based on working wages. Specifically, the FCRHA increased the minimum rent from \$50 to \$220 per month for work-able families. This rent is based on one family member working 20 hours per week for four weeks during the month earning the minimum wage of \$7.25. The minimum rent is currently implemented in both the RAD-PBV Program and the HCV Program, affecting only work-able households. However, there are some households that pay a minimum rent of \$50 because they have little or no income.

This activity is fully implemented. This activity will be closely monitored in FY 2022 due to the economic impacts of the COVID-19 pandemic on households.

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	NO	Family Unification Protection Vouchers - Pre 2008	YES
RAD2 – Creekside Vouchers	NO	1-Year Mainstream Vouchers - Pre 2008	YES
RAD1	YES		
Tenant Protection Vouchers– Culpepper Gardens	NO		
Tenant Protection Vouchers - Lake Anne	NO		
Tenant Protection Vouchers	YES		
Enhanced Voucher	YES		

Definition of Work-Able and Non Work-Able

The following definitions apply to this activity:

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

Annual Reevaluation of Rent Reform Initiative

Outcomes are measured and reviewed annually and, if necessary, the activity will be revised to mitigate negative impacts.

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. However, the economic impacts of the COVID-19 pandemic may increase the number of hardship requests in FY 2022; the FCRHA will continue to monitor and review these requests.

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

2014-6 Design and Initiate a Rent Reform Controlled Study

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

- Continuing to exclude income directly related to achieving self-sufficiency, such as income from training programs and student financial assistance.
- Utilizing a "work stabilization" deduction to replace existing deductions. The work stabilization deduction is 20 percent of a family's gross earned income.
- Alternating income reexaminations every two years so families can take advantage of income increases without a resulting rent increase.
- Providing incentives for families that meet self-sufficiency goals.
- Implementing a minimum rent of \$220/month to further encourage families to work. This activity is discussed under Moving to Work Activity 2014-5 Institute a New Minimum Rent.

The FCRHA anticipates rent reform activities will result in:

- an increase in average household income.
- an increase in average household savings.
- fewer households on TANF.
- a reduction in the average unit subsidy of households in the pilot group.

The FCRHA began a pilot of the rent reform controlled study in 2015, including applying the minimum rent activity and identifying an initial pilot group of participants at three public housing properties. Unfortunately, a technical roadblock occurred in updating the Yardi system at this same time, resulting in a delay in the implementation of the pilot. While the contract negotiations were occurring with Yardi, the three public housing sites were converted to Rental Assistance Demonstration – Project-Based Voucher units (RAD-PBV). The combination of the RAD-PBV conversion and delay in the Yardi upgrade resulted in a pause on the full implementation of this activity. In FY 2020, this activity was fully implemented including a new contract with Virginia Tech to evaluate the rent reform controlled study. Households are currently participating in both "control" and "study" groups and meet with the Rent Reform Housing Service Specialist for their recertification. This outreach was finalized in early 2020. Participation in the study continued through FY 2021 and will continue further in FY 2022.

Primary data collection on the pilot is from FCRHA database records. At the conclusion of the study, a report will be released that will describe self-sufficiency metrics including changes to household income and savings, need for Temporary Assistance to Needy Families (TANF), and changes in housing subsidies. Recommendations will cover substantive implications for the FCRHA, as well as suggestions for additional housing program research.

Application of Activity

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

Voucher Type	Activity 2014-6 Applicability	Voucher Type	Activity 2014-6 Applicability
MTW Vouchers	N/A	Homeownership Vouchers	N/A
Project-Based Vouchers	N/A	Family Unification Protection Vouchers - Pre 2008	N/A
RAD2 – Creekside Vouchers	N/A	1-Year Mainstream Vouchers - Pre 2008	N/A
RAD1	YES		
Tenant Protection Vouchers– Culpepper Gardens	N/A		
Tenant Protection Vouchers - Lake Anne	N/A		
Tenant Protection Vouchers	N/A		
Enhanced Voucher	N/A		

Definition of Work-Able and Non Work-Able

The following definitions apply to this activity:

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

Impact Analysis

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

Annual Reevaluation of Rent Reform Initiative

Outcomes are measured and reviewed annually using standard metrics and, if necessary, the activity will be revised to mitigate negative impacts. The FCRHA will also continue to closely monitor the impact of the COVID-19 pandemic on households participating in this study. Staff have monthly meetings with Virginia Tech to review metrics.

Hardship Case Criteria

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

Transition Period

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

Along with other cost effectiveness measures, this activity was enacted by the FCRHA to counteract fiscal constraints and close potential operating shortfalls. The activity is as follows:

- Increases the percentage of a family's share of rent to 35 percent of adjusted income for all work-able households.
- Apply the change to all families 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) and families in the Housing Choice Voucher Veterans Affairs Supportive Housing (VASH) program. 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 minimum rent are informed of their ability to request a hardship.

This was first approved in an amended FY 2014 Moving to Work Plan. The FCRHA notified affected families and landlords of the change late in FY 2014. The FCRHA began phasing in implementation of this activity with reexaminations starting July 1, 2014 and completed phase in by June 2015. The activity has been fully implemented. This activity will be closely monitored in FY 2022 due to the economic impacts of the COVID-19 pandemic on households.

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	Family Unification Protection Vouchers - Pre 2008	YES
RAD2 – Creekside Vouchers	NO	1-Year Mainstream Vouchers - Pre 2008	YES
RAD1	YES		
Tenant Protection Vouchers– Culpepper Gardens	NO		
Tenant Protection Vouchers - Lake Anne	YES		
Tenant Protection Vouchers	NO		
Enhanced Voucher	YES		

Definition of Work-Able and Non Work-Able

The following definitions apply to this activity:

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

2016-2 Modify Project-Based Voucher Choice Mobility Criteria

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

Modifying the PBV Choice Mobility Criteria allows the FCRHA to prioritize limited resources to the neediest families and align housing resources with community needs. The goal of this activity is to assist families not yet served while maintaining the stability of families already housed. The FCRHA will reserve a majority of the tenant-based voucher opportunities for new families on its waiting list and promote the stability of families in PBV units by encouraging continued housing assistance at their current residence. By modifying choice mobility criteria, the FCRHA reduced the wait time for families on its tenant-based voucher list, 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 yearly 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 (while keeping the project-based voucher at the original property), 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 year 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 is fully implemented.

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	Family Unification Protection Vouchers - Pre 2008	N/A
RAD2 – Creekside Vouchers	YES	1-Year Mainstream Vouchers - Pre 2008	N/A
RAD1	YES		
Tenant Protection Vouchers– Culpepper Gardens	YES		
Tenant Protection Vouchers - Lake Anne	YES		
Tenant Protection Vouchers	N/A		
Enhanced Voucher	N/A		

Planned Non-Significant Changes

There are no planned non-significant changes.

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes to this activity for FY 2022.

2017-1 Modifications to Family Self-Sufficiency Program

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2017
- Implemented: FY 2017
- Amended: N/A

Description of Activity/Update

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

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

In addition to case management and service coordination, an important component of the program is the participant's ability to grow assets – in the form of an escrow – over five years. The escrow accrues based on increases in a participant's TTP (total tenant payment) due to increases in the participant's earned income. To ensure that the FCRHA is operating a diverse and inclusive program, this activity allows participants to opt out of accruing interest on their escrow.

Interest is calculated as normal throughout participation. Upon graduation or at an interim disbursement, participants can choose whether they would like to opt out or receive interest in their escrow disbursements.

2. Modify the Family Self-Sufficiency Escrow Structure

The ability to build assets is a key component of the FSS program. Upon graduation, the escrow a household accumulates during their participation in the program is disbursed to them to be used as they wish. To address inequalities in the growth of escrow accounts and provide an incentive for low- and moderate-income participants, the following changes were made:

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

The escrow tiers are as follows:

Income Range	Escrow Amount
\$10,000 - \$14,999	\$50
\$15,000 - \$19,999	\$100
\$20,000 - \$24,999	\$125
\$25,000 - \$29,999	\$150
\$30,000 - \$34,999	\$175
\$35,000 - \$39,999	\$200
\$40,000 - \$44,999	\$225
\$45,000 - \$49,999	\$250
\$50,000 - \$54,999	\$275
\$55,000 - \$59,999	\$300
\$60,000 - \$64,999	\$325
\$65,000 - \$69,999	\$350
\$70,000 - \$74,999	\$375
\$75,000 - \$79,999	\$400

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

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

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

The FCRHA's FSS program does not discriminate based on age, education, or ability level. All interested applicants are encouraged to apply, including elderly and disabled participants. 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 (administered by the Northern Virginia Workforce Development Board and the SkillSource Group, Inc.), the Virginia Department of Aging and Rehabilitative Services, and the Fairfax County Department of Family Services.

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

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

Education, in addition to employment, is critical to the success of FSS participants in achieving their self-sufficiency goals. The FSS program encourages participants to remain active in the workforce while they are enrolled in school. The following applies to FSS Head of Household members who are both working and enrolled in approved education programs:

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

Full time status is defined by each institution, and students will be responsible for providing these documents for verification purposes. This is consistent with current FCRHA policy. The activity has been fully implemented.

Application of Activity

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes to this activity.

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

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

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

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

The activity has been fully implemented.

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	Family Unification Protection Vouchers - Pre 2008	No
RAD2 – Creekside Vouchers	No	1-Year Mainstream Vouchers - Pre 2008	No
RAD1	No		
Tenant Protection Vouchers– Culpepper Gardens	No		
Tenant Protection Vouchers - Lake Anne	No		
Tenant Protection Vouchers	No		
Enhanced Voucher	No		

Planned Non-Significant Changes

There are no planned non-significant changes to this activity in FY 2022.

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

Under this activity, the following changes have been made:

1. Increase the family share of rent from 30 to 32 percent for all non work-able households. Project-Based Vouchers and Housing Choice Voucher Homeownership participants are exempt from this policy.
2. Revise the utility allowance for all program participants. This activity applies to all work-able and non work-able households in the Housing Choice Voucher Program. Households whose landlord does not include utilities in their rent receive a flat utility allowance based on the smaller of 1) the number of bedrooms for which they qualify; or 2) their actual unit size. The utility allowance is calculated based on 50 percent of the average utility allowance for participants for each specific bedroom size. If needed, the amount of the flat utility allowance could change in the future based on financial forecasts, significant changes in the cost of utilities, or community feedback. In that case, authorization from the FCRHA will be requested which would include an implementation plan. Lastly, should there be a case when a family would receive a Utility Reimbursement Payment, the FCRHA will no longer issue these payments. Project-Based Vouchers and Housing Choice Voucher Homeownership participants are exempt from this policy.
3. Exclude asset income from income calculations for families with assets under \$50,000 and accept self-certifications from households with these assets. If a household has assets above \$50,000, they will be allowed to provide documentation of assets up to 120 days old.

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

Strategies to Help Families with the Housing Choice Voucher Program Changes

HCD developed several strategies to provide support to families impacted by these policy changes. Coupled with an on-going communication strategy, HCD provides referrals to non-profit organizations in the community to offer participants workshops on finding employment, job readiness skills, employment programs, and financial literacy. Furthermore, HCD set aside a small portion of the Housing Assistance Payment and administrative savings from these strategies to potentially help participants with emergency utility assistance, moving assistance, and housing locator assistance.

Definition of Work-Able and Non Work-Able

The following definitions apply to this activity:

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

In response to the COVID-19 pandemic, changes to this MTW activity were adopted and implemented through a Technical Amendment in FY 2020. In FY 2022, these modifications will continue to be implemented and will be revisited after the COVID-19 pandemic to determine whether the authority to continue with the changes should be requested.

The specific changes that were adopted include:

1. Simplifying income verification by: Accepting documentation that is up to 120 days old (instead of a maximum of 60 days old); and accepting self-certifications from program participants with income decreases during the COVID-19 pandemic. These program participants will be contacted after 90 days and be asked to verify their on-going income decrease. The modification will be revisited after the pandemic.
2. 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. The modification will be revisited after the pandemic.

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 32% family share for non work-able and revised utility allowance	Family Unification Protection Vouchers - Pre 2008	YES
RAD2 – Creekside Vouchers	YES ; but excluded from revised utility allowance	1-Year Mainstream Vouchers - Pre 2008	YES
RAD1	YES ; but excluded from revised utility allowance		
Tenant Protection Vouchers–Culpepper Gardens	YES		
Tenant Protection Vouchers - Lake Anne	YES		
Tenant Protection Vouchers	YES		
Enhanced Voucher	YES		

Annual Reevaluation of Rent Reform Controlled Study

Outcomes are measured and reviewed annually using identified metrics. If necessary, the activity will be revised to mitigate negative impacts.

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. However, the economic impacts of the COVID-19 pandemic may increase the number of hardship requests in FY 2022; the FCRHA will continue monitor and review these requests.

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes for this activity.

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

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

Since 1987, the FCRHA has had approval from HUD to administer the Supported Shared Housing Program (SSHP) in its Public Housing program. SSHP is a specialized housing program cooperatively administered by HCD and the Fairfax-Falls Church Community Services Board (CSB). The program is designed to provide long-term affordable housing opportunities to adults who are disabled and meet the prescribed level of services established by CSB. The program allows two or more assisted individuals to live together in a single unit. The shared unit consists of both common space for use by the occupants and a separate private space for each assisted individual. As the FCRHA converted its Public Housing portfolio to PBVs via the RAD program, there was a need for Moving to Work authorization to continue this critical program.

This activity allows for each tenant in a shared unit to be treated as a separate household. Rents are calculated using the unit gross rent divided by the number of household members. Since there are no payment standards in the PBV program, the individual gross rent is used for the rent calculation for each tenant. If the individual's total tenant payment (TTP) exceeds the individual rent, that person pays their entire pro-rated portion. If the individual's TTP is less than the pro-rated rent, then the Housing Assistance Payment subsidy will make up that difference, as done in the voucher program.

This activity benefits tenants by providing an opportunity, when a Tenant-based Housing Choice Voucher is available, for mobility. The activity also benefits the FCRHA by providing an accurate number of households being served through the RAD-PBV Program. The activity has been fully implemented.

Application of Activity

This activity applies to the following:

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2018
- Implemented: FY 2019
- Amended: N/A

Description of Activity/Update

This activity allows Housing Choice Voucher 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 Housing Choice Voucher Program participants, when entering a new lease with a new landlord, the option to pay more than the proposed 32 to 35 percent of their adjusted income on rent, up to 45 percent. This may provide additional housing options to program participants than were previously available to them.

This activity has been fully implemented. The FCRHA will continue to monitor the number of households that are moving towards paying 45% of their adjusted income on rent, particularly considering the COVID-19 pandemic, 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	Family Unification Protection Vouchers - Pre 2008	YES
RAD2 – Creekside Vouchers	N/A	1-Year Mainstream Vouchers - Pre 2008	YES
RAD1	N/A		
Tenant Protection Vouchers– Culpepper Gardens	N/A		
Tenant Protection Vouchers - Lake Anne	N/A		
Tenant Protection Vouchers	N/A		
Enhanced Voucher	YES		

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

2019-1 Establish Fairfax County Payment Standards

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

This activity outlines how the FCRHA is developing a local payment standard in lieu of the SAFMR. The development of local payment standards using current, local rental market data is being accomplished in two phases:

- **Phase 1** included decoupling from the Washington-Arlington-Alexandria, DC-VA-MD U.S. Department of Housing and Urban Development (HUD) Metro Fair Market Rents (FMR). The FCRHA set a local, countywide payment standard, which began in March 2019. Should there ever be any decrease in the Fairfax County payment standard, housing participants will be provided with this information at their recertification and the lower payment standard will be applied at their second recertification following the date of the change.
- **Phase 2** includes evaluating the Fairfax County rental market to determine sub-markets for payment standards that will promote positive residential mobility. The sub-market payment standards are expected to create equity opportunities for program participants by allowing residential mobility to areas which have higher rents, currently not as affordable with existing payment standards.

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

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

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

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

Fairfax County will conduct an analysis to evaluate the rental market and economic status of HCV households at a later point in time. This will occur in FY 2022 if there are signs of local economic recovery from the COVID-19 pandemic. Full implementation of Phase 2 will be based on findings from the analysis to help ensure that the activity will result in its intended outcomes.

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	Family Unification Protection Vouchers - Pre 2008	YES
RAD2 – Creekside Vouchers	N/A	1-Year Mainstream Vouchers - Pre 2008	YES
RAD1	N/A		
Tenant Protection Vouchers– Culpepper Gardens	N/A		
Tenant Protection Vouchers - Lake Anne	N/A		
Tenant Protection Vouchers	YES		
Enhanced Voucher	YES		

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes regarding this activity.

2021-1 Affordable Housing Acquisition and Development

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2021
- Implemented: FY 2021
- Amended: N/A

Description of Activity/Update

Based on projections made by Fairfax County and George Mason University Center for Regional Analysis, Fairfax County's population is expected to grow at an annualized rate of 1.0 percent per year over the next 15 years. This will result in approximately 15,000 additional households over the next 15 years earning 60 percent of the AMI and below. Over 18,000 new housing units will also be needed for households earning less than 80 percent AMI.

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

This activity allows the FCRHA to commit MTW funds for affordable housing acquisition and development to augment investment tools available when projects are identified. In combination with other financing tools, this activity will help Fairfax County meet the overarching goal of producing 5,000 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.

For FY 2022, the FCRHA is requesting the addition of two criteria to the above scenarios as follows:

4. Acquisition of (a) newly built housing units developed by private developers, or (b) existing units owned by private owners for the purpose of housing affordability preservation; to be owned by the FCRHA.
5. Acquisition of land, to be owned by the FCRHA, for affordable housing units that are developed either by the FCRHA or a private developer.

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

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

The FCRHA is requesting to use MTW funds in FY 2022. One example will be to use MTW funds for the final phase of development at Little River Glen IV, a senior housing development located in Fairfax County. It is anticipated that \$7 million in MTW funds will be committed to this project in FY 2022, subject to FCRHA approval. The Little River Glen IV project will create 60 new units for seniors and will be a local, non-traditional development activity. This activity will help support the overall county goal of 5,000 new units by 2034.

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2021
- Implemented: FY 2021
- Amended: N/A

Description of Activity/Update

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

This activity may result in lower future HAP eligibility for leasing to households that do not generate a HAP. However, the FCRHA is committed to this cost trade off to reduce administrative burden and assist a broader spectrum of households. Thus, this activity will be monitored to ensure it is cost neutral to the program. This activity was first implemented in FY 2021 and will be closely monitored in FY 2022 due to the economic impacts of the COVID-19 pandemic on households.

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	Family Unification Protection Vouchers - Pre 2008	N/A
RAD2 – Creekside Vouchers	YES	1-Year Mainstream Vouchers - Pre 2008	N/A
RAD1	YES		
Tenant Protection Vouchers– Culpepper Gardens	N/A		
Tenant Protection Vouchers - Lake Anne	N/A		
Tenant Protection Vouchers	N/A		
Enhanced Voucher	N/A		

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

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

- Cost Effectiveness
- Self-Sufficiency
- Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2016
- Implemented: N/A

Description of Activity

Through this activity the FCRHA will create a gateway to the Federal programs for those at the first step of the Housing Continuum, using the Fairfax County Bridging Affordability (BA) program, to define the entry point into the BA program and the Housing Continuum, and to facilitate movement along the Housing Continuum. This activity will address the Moving to Work statutory objectives of assisting families to move to self-sufficiency and increasing housing choice.

Historically, waiting lists for affordable housing in Fairfax County have been lengthy and very low-income families can wait seven years or more before receiving a Housing Choice Voucher or RAD-PBV unit offer. The Fairfax County Department of Housing and Community Development operates the Bridging Affordability program, a locally funded rental subsidy program for income-eligible households who are either: 1) homeless; or 2) on one of the County's waiting lists for affordable housing. The BA program provides temporary rental subsidies of one to three years to help these families while they wait for permanent housing opportunities and, by partnering with non-profit organizations, the program also provides case management/supportive services to help families with their unique needs.

The program was developed through the collective effort of non-profit organizations, community advocates, the FCRHA, Fairfax-Falls Church Community Services Board (CSB), and the Fairfax County Office to Prevent and End Homelessness (now a division within the Fairfax County of Housing and Community Development). Bridging Affordability is operated by a collaborative of non-profit organizations led by Northern Virginia Family Service (NVFS), under contract with Fairfax County. Fairfax County provides rental subsidies, up to the Fair Market Rent, and NVFS manages the eligibility process, assists families in locating units, and provides services to families to achieve self-sufficiency. In addition, NVFS leverages resources that cover a wide variety of services, including supporting case managers, employment specialists, and housing locators.

The Bridging Affordability program is modeled after the Housing Choice Voucher program. The Bridging Affordability program can be used across the County, and expands housing options for low-income households, including persons with physical or sensory disabilities and families eligible for services provided by the CSB, which serves persons with mental illness and intellectual and developmental disabilities. Families are phasing in to a 35 percent family share of rent and all units must meet Housing Quality Standards. These similarities have been built into BA to ensure a seamless transition between steps in the Housing Continuum.

Planned Non-Significant Changes

The use of this activity's flexibility may be explored in the future. The Bridging Affordability program is currently being redesigned, and the use of Federal funding may be explored to augment the local funding.

IV.C. Approved MTW Activities: Activities on Hold

2014-2 Eliminate Mandatory Earned Income Disregard Calculation

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2014
- Implemented: FY 2014
- Amended: N/A

Description of Activity/Update

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

In its FY 2014 Moving to Work Plan, the FCRHA eliminated the HUD-mandated EID calculation and began notifying affected families. To allow families to prepare for any potential changes in rent, families that received notification within three months of their reexaminations were phased out at their second annual reexamination. The FCRHA completed this activity and eliminated all use of the EID calculation in Fiscal Year 2015.

This activity is fully implemented.

Planned Non-Significant Changes

There are no planned non-significant changes regarding this activity. The FCRHA plans to close out this activity in the FY 2022 MTW Report.

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes regarding this activity.

IV.D. Approved MTW Activities: Closed Out

2014-4 Streamlined Inspections for Public Housing Residents

Approved/Implemented/Closed Out

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

Similarly to activity 2014-3 Streamlined Inspections for Housing Choice Voucher Units, the FCRHA believed that streamlining its Public Housing inspections would both reduce costs for the agency and provide another tool for families to engage in their own self-sufficiency. However, because the FCRHA was going through a RAD conversion of its Public Housing stock, this activity was never implemented.

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

Approved/Implemented/Closed Out

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

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

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

Approved/Implemented/Amended

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

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

2015-1 Eliminate Flat Rents in the Public Housing Program

Approved/Implemented/Closed Out

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

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

Because the FCRHA has converted its Public Housing to the RAD Project-Based Vouchers, this activity is no longer needed.

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

Approved/Implemented/Amended

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

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

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

V. Sources and Uses of Funds

Estimated Sources of MTW Funds

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

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT (MTW +RAD1)
70500 (70300+70400)	Total Tenant Revenue	\$0
70600	HUD PHA Operating Grants	\$68,701,608
70610	Capital Grants	\$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	\$0
71100+72000	Interest Income	\$16,290
71600	Gain or Loss on Sale of Capital Assets	\$0
71200+71300+71310+71400+71500	Other Income	\$3,886,322
70000	Total Revenue	\$72,604,220

Estimated Uses of MTW Funds

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

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT (MTW + RAD1)
91000 (91100+91200+91400+91500+91600+91700+91800+91900)	Total Operating - Administrative	\$5,784,721
91300+91310+92000	Management Fee Expense	\$0
91810	Allocated Overhead	\$0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$1,343,579
93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$0
93500+93700	Labor	\$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$0
95000 (95100+95200+95300+95500)	Total Protective Services	\$0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$0
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$10,190
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	\$0
97100+97200	Total Extraordinary Maintenance	\$0
97300+97350	HAP + HAP Portability-In	\$65,465,730
97400	Depreciation Expense	\$0
97500+97600+97700+97800	All Other Expense	\$0
90000	Total Expenses	\$72,604,220

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

None.

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 USE OF MTW SINGLE FUND FLEXIBILITY
Description
<p>In FY 2022, the FCRHA plans to utilize MTW Block Grant to:</p> <ul style="list-style-type: none"> • Continue to implement the Rent Reform Controlled Study. A “work stabilization” deduction will be utilized to encourage families to work. • Contract with a non-profit organization (Northern Virginia Family Service) to provide case management to Housing Choice Voucher households. Contract includes employment services. • Contract with a non-profit organization (Cornerstones) to provide community building/organizing/case management services to FCRHA clients in Reston, Virginia. • Provide organization/clean-out services for qualified HCV and RAD-PBV households to help address hoarding disorders. Funds will be restricted to reducing and removing items with the support of a qualified hoarding specialist and would not be authorized to cover storage fees.

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**

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

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.

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. **NO**

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

Adopted May 20, 2021

RESOLUTION NUMBER 16-21

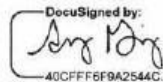
Approval to Submit the Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2022 to the U.S. Department of Housing and Urban Development

BE IT RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the submission to the U.S. Department of Housing and Urban Development of the Moving to Work Plan for Fiscal Year 2022, as contained in the Action Item presented to the FCRHA on May 20, 2021 and authorizes the FCRHA Chairman to sign the HUD-promulgated Moving to Work Certifications of Compliance for the Plan.

I hereby certify that the foregoing is a true and accurate copy of Resolution No. 16-21 passed by the Fairfax County Redevelopment and Housing Authority on May 20, 2021, and that I remain an Assistant Secretary of the Fairfax County Redevelopment and Housing Authority.

05/19/2021 | 09:21:45 EDT

Date

DocuSigned by:

40CFFF6F9A2544C

Amy Ginger for Thomas Fleetwood, Assistant Secretary,
Fairfax County Redevelopment and Housing Authority

CERTIFICATIONS OF COMPLIANCE

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with Regulations: Board Resolution to Accompany the Annual Moving to Work Plan

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chairman or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (07/01/2021), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the MTW PHA's jurisdiction and a description of the manner in which the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15(d), which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o)(3). Until such time as the MTW PHA is required to submit an AFH, and that AFH has been accepted by HUD, the MTW PHA will address impediments to fair housing choice identified in the Analysis of Impediments to fair housing choice associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 200.
- (21) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (22) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTWPHA.

Fairfax County Redevelopment and Housing Authority (FCRHA)

VA019

MTW PHA NAME

MTW PHA NUMBER/HA CODE

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

C. Melissa McKenna

Chairman, FCRHA

NAME OF AUTHORIZED OFFICIAL

TITLE



May 21, 2021

SIGNATURE

DATE

* **Must be signed by either the Chairman or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chairman or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.**

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan. (Type or clearly print the following information:)

ApplicantName: Fairfax County Redevelopment and Housing Authority

ProjectName: Moving to Work

Location of the Project: Fairfax County, Virginia

Name of the Federal Program to which the applicant is applying: Moving to Work

Name of Certifying Jurisdiction: Fairfax County, Virginia

Certifying Official of the Jurisdiction Name: Bryan J. Hill

Title: County Executive

Signature: *J Hill*

Date: 5/19/21

B. Documentation of Public Process

The FCRHA made the Moving to Work Plan available for public comment from April 5, 2021 through May 5, 2021. The required public hearing was on April 15, 2021. There were no comments made during the public comment period nor during the public hearing.

NOTICE OF PUBLIC HEARING Thursday, April 15, 2021 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 2022 on Thursday April 15, 2021 at 7 p.m. 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. Due to the State of Emergency caused by the COVID-19 pandemic, the meeting will be conducted electronically. Live audio and public testimony of the meeting may be accessed via the Attendee Link:

<https://fairfax.webex.com/fairfax/onstage/g.php?MTID=e770febb8e9e80b3681512d7fb178b8c5>

Event Number: 129 545 1131; Event Password: 2021. If unable to join online, the public may still join by calling: United States Toll Free 1-844-621-3956; and entering access code: 129 545 1131. Residents wishing to speak are encouraged to contact Stephen Knippler by phone at 703-246-5161, TTY 711, or by email at stephen.knippler@fairfaxcounty.gov to indicate their desire to participate. If you have any questions concerning the public hearing, please call 703-279-7302, TTY: 711.

The draft Fiscal Year 2022 MTW Plan will be available for public review on the county website beginning April 5, 2021 at www.fairfaxcounty.gov/housing/initiatives/moving-to-work. Citizens wishing to comment on the draft Plan in writing may do so via the email address linda.hoffman@fairfaxcounty.gov or by writing to the attention of Linda Hoffman, Management Analyst, Policy and Compliance, at the Fairfax County Department of Housing and Community Development, 3700 Pender Drive, Fairfax, Virginia 22030. **The deadline for receipt of written comments on the draft Plan is 4 p.m. on Wednesday, May 5, 2021.**

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 703-246-5260 or TTY 711. Equal Housing/Equal Opportunity Employer



Resident Advisory Council Letter of Support

The Resident Advisory Council was provided an opportunity to review the FY 2022 Moving to Work Plan through a virtual format due to the COVID-19 pandemic and inability to meet in-person.

**THE RESIDENT ADVISORY COUNCIL OF THE
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
3700 Pender Drive, Suite 100
Fairfax, Virginia 22030-7442**

May 6, 2021

Mr. Thomas E. Fleetwood, Director
Fairfax County Department of Housing and Community Development
3700 Pender Drive, Suite 300
Fairfax, VA 22030-7442

Dear Mr. Fleetwood:

The Fairfax County Redevelopment and Housing Authority's (FCRHA) Resident Advisory Council (the Council) has received an overview of the FCRHA's Moving to Work (MTW) goals and objectives contained in the draft MTW Plan for Fiscal Year 2022. Due to the COVID-19 pandemic, the Council was unable to hold an in-person meeting as is typically conducted to review the draft MTW plan. In lieu of meeting in-person, members of the Council attended an online discussion of the draft MTW Plan on April 8, 2021 and subsequently reviewed the full plan online at their own discretion. Council members submitted comments to the FCRHA regarding the draft MTW Plan for Fiscal Year 2022 during the public comment period, from April 5 through May 5, 2021.

The Council bases its comments on a consensus of feedback obtained via the processes in April and May of 2021. The Council's specific comments are as follows:

Overview of the FCRHA's MTW Goals and Objectives for Fiscal Year 2022

The Council reviewed and affirmed the contents of this section of the plan.

It was agreed that HCD staff will continue to keep the Council apprised of the progress of the goals and objectives as they are implemented throughout the year to allow the Council to provide feedback and further recommendations.

Sincerely,


Paulette Whiteside, Chairperson
Resident Advisory Council

C. Planned and Ongoing Evaluations

The FCRHA is currently conducting a rent reform controlled study with a pilot group of RAD PBV participants. HCD has contracted with Virginia Tech to conduct the evaluation. Both “control” and “study” groups are participating in the pilot and monthly data is being analyzed by Virginia Tech. The impact of the COVID-19 pandemic on employment and the ability of participants to fully participate in the rent reform controlled study is being carefully monitored.

D. Lobbying Disclosures

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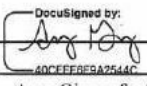
DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Fairfax County Redevelopment and Housing Authority 3700 Pender Drive, Suite 300 Fairfax VA 22030 Congressional District, if known: VA-11			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: U.S. Department of Housing and Urban Development			7. Federal Program Name/Description: FY 2022 Moving to Work Block Grant CFDA Number, if applicable: _____		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ 72,604,220		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): n/a			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): n/a		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			DocuSigned by:  Signature: _____ Print Name: Any Ginger for Thomas Fleetwood Title: Assistant Secretary, FCRHA Telephone No.: 703-245-5100 Date: 5/20/21		
Federal Use Only:			Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)		

Department of Housing and Urban Development
Office of Public and Indian Housing
Continuation of Payments to Influence Federal Transactions

Public reporting burden for this information collection is estimated to average 30 minutes. This includes the time for collecting, reviewing, and reporting data. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

Applicant Name

Fairfax County Redevelopment and Housing Authority

Program/Activity Receiving Federal Grant Funding

Moving to Work/Housing Choice Voucher Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

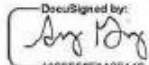
Name of Authorized Official

Amy Ginger for Thomas Fleetwood

Title

Assistant Secretary, FCRHA

Signature

DocuSigned by:

10CFF6F9A254C

Date (mm/dd/yyyy)

05/20/2021

Previous edition is obsolete

form HUD 50071 (01/14)