

MEETING AGENDA

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Thursday, March 13, 2025

**Fairfax County Redevelopment and Housing Authority Board Room
4530 University Drive, Fairfax, VA 22030**

7:00 p.m. – CALL TO ORDER

PRESENTATION

Fiscal Year 2026 FCRHA and HCD Consolidated
Advertised Budget Overview

PUBLIC COMMENT

PUBLIC HEARING

Fairfax County Redevelopment and Housing Authority
Fiscal Year 2026 Proposed Budget and the Certification
that the FY 2026 Proposed Budget is Consistent with the
Adopted FCRHA Strategic Plan for FY 2026

APPROVAL OF MINUTES

February 20, 2025

ACTION ITEMS

1. Resolution Number 06-25

Approval to Submit the Fairfax County
Redevelopment and Housing Authority Moving to
Work Plan for Fiscal Year 2026 to the U.S.
Department of Housing and Urban Development

ADMINISTRATIVE ITEMS

1. Resolution Number 07-25

Certification of the Fairfax County Redevelopment
and Housing Authority (FCRHA) Proposed Fiscal
Year (FY) 2026 Budget as Consistent with the
Adopted FCRHA Strategic Plan for FY 2026

INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority Housing Choice Voucher and Other Rental Subsidies Calendar Year 2024 Report
2. FY 2024 Fairfax County Redevelopment and Housing Authority Portfolio Report

CLOSED SESSION

BOARD MATTERS

ADJOURNMENT

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 703-246-5000 (select menu option 8), or TTY 711.

NOTICE OF PUBLIC HEARING

Thursday, March 13, 2025 at 7 p.m.

The Fairfax County Redevelopment and Housing Authority (FCRHA) will conduct a **public hearing on its proposed Fiscal Year (FY) 2026 Budget and on the certification of the proposed budget as consistent with the FCRHA Strategic Plan for Fiscal Year 2026.** The hearing is being conducted in compliance with Section 36-19.2(B) of the Code of Virginia.

The FCRHA Meeting and public hearing will be held in person at the FCRHA Board Room at 4530 University Drive, Fairfax, VA 22030 at 7 p.m. on March 13, 2025. Interested residents are invited to share their views on the budget at the public hearing. An overview of the proposed FY 2026 FCRHA Budget and the FCRHA Strategic Plan for Fiscal Year 2026 are available for public review at <http://www.fairfaxcounty.gov/housing/data/strategic-plan> or by calling Linda Hoffman at 703-246-5120, TTY 711.

Written comments may be submitted by email on or before 4:30 p.m. on March 12, 2025, to Linda.hoffman@fairfaxcounty.gov. Residents wishing to speak at the public hearing are encouraged to contact Brandy Thompson by phone at (703) 877-5696, TTY 711, or by email at brandy.thompson@fairfaxcounty.gov to indicate their desire to participate. If you have any questions concerning the public hearing, please call 703-246-5120, TTY 711.

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



Run Date: February 26th, 2025

AD#90799

MINUTES OF THE MEETING OF THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

February 20, 2025

On February 20, 2025, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the Fairfax County Redevelopment and Housing Authority Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Meeting of the FCRHA to order at 7:01 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Staci Alexander
Steven Bloom
Michael Cushing
Sarah Lennon
Michael McRoberts
Joe Mondoro
Susan Vachal
Paul Zurawski

ABSENT

Nicholas McCoy

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Thomas Fleetwood, Director; Amy Ginger, Deputy Director, Operations; Anna Shapiro, Deputy Director, Real Estate Finance and Development; Jason Chia, Information Technology Manager, Central Services; Callahan Seltzer, Director, Real Estate & Community Development Finance; Meghan Van Dam, Director, Planning and Inclusionary Housing Programs; Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Associate Director of Policy, P&C.

Also in attendance was FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney; and Brett Callahan, Assistant County Attorney.

PUBLIC COMMENT

The FCRHA Chairman opened citizen time at 7:02 p.m. Two individuals signed up to speak during Public Comment; Elaine Andregg, on behalf of the Franconia Forest HOA, and Joy Wahler, on behalf of the North Franconia Civic Association. The topics discussed included the proposed affordable housing project at the former Franconia Government Center, and the FCRHA's commitment to communication and transparency. The Chairman closed citizen time at 7:11 p.m.

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PUBLIC HEARING

Draft Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2026

The FCRHA Chairman opened the public hearing at 7:11 p.m. One individual signed up to speak; Joy Wahler, on behalf of the North Franconia Civic Association. The topics discussed included self-sufficiency and work requirements. The Chairman closed the public hearing at 7:14 p.m.

APPROVAL OF MINUTES

January 23, 2025

The FCRHA Chairman noted for the record that Commissioner Zurawski's resolution concerning the Franconia Government Center project would be attached in its entirety to the Minutes of the January 23, 2025 FCRHA meeting.

Commissioner Zurawski moved to approve the Minutes of the January 23, 2025 FCRHA meeting with the amendment noted, which Commissioner Vachal seconded. The motion passed with Commissioners Mondoro and Lennon abstaining.

ADMINISTRATIVE ITEM

1.

RESOLUTION NUMBER 05-25

Commending Cynthia Bailey for Her Years of Service to the
Fairfax County Redevelopment and Housing Authority

WHEREAS, Cynthia Bailey has served Fairfax County and the Fairfax County Redevelopment and Housing Authority (FCRHA) in various positions with the County since 1999, including serving as Deputy County Attorney since 2015; and

WHEREAS, she has served as Counsel to the FCRHA since 2015, developing and leading a top-notch team of attorneys **providing outstanding legal services to the FCRHA and the Department of Housing and Community Development (HCD)**; and

WHEREAS, during her tenure, the FCRHA achieved unprecedented success on a wide variety of legally complex affordable housing transactions which have received national attention and awards, including North Hill, One University, and Ovation at Arrowbrook, among many others; and

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WHEREAS, the FCRHA completed the conversion of its entire Public Housing portfolio under the Rental Assistance Demonstration program during her tenure, which required intensive assistance from the Office of the County Attorney; and

WHEREAS, Ms. Bailey was deeply trusted for her expert legal advice and wise counsel by both HCD staff and the FCRHA, making her an indispensable partner in the work of the Authority; and

WHEREAS, in furtherance of her exemplary commitment to public service, she has served in various roles with Leadership Fairfax, including as both Vice Chair and Chair of the Leadership Fairfax board of directors; and

WHEREAS, she was awarded the A. Robert Cherin Award by The Local Government Attorneys of Virginia in 2024. This prestigious statewide recognition honors a local government attorney who has demonstrated distinguished public service and reflects a personal commitment to the highest professional and ethical principles; and

WHEREAS, on January 14, 2025, Cynthia Bailey completed her distinguished service with the County after twenty-five years of service;

NOW THEREFORE BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority expresses its gratitude to Cynthia Bailey for her years of dedicated service to the community and to the FCRHA, and wishes her a healthy, happy and prosperous retirement.

Vice Chair Lardner moved to adopt Resolution Number 05-25, which Commissioner Mondoro seconded. The motion passed with Commissioner Lennon abstaining.

ACTION ITEM

1.

RESOLUTION NUMBER 04-25

Adoption of the Fairfax County Redevelopment and Housing Authority (FCRHA)
Strategic Plan for Fiscal Year (FY) 2026

WHEREAS, the FCRHA annually adopts a Strategic Plan – Action Plan outlining how the FCRHA and the Department of Housing and Community Development will meet annual goals; and

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WHEREAS, the FCRHA desires to continue implementing a Strategic Plan that contains a detailed action plan of projects to be undertaken during the fiscal year;

NOW THEREFORE BE IT RESOLVED that the FCRHA does hereby adopt the FCRHA Strategic Plan for FY 2026, as presented to the FCRHA at its meeting on February 20, 2025.

Commissioner Zurawski moved to adopt Resolution Number 04-25, which Commissioner Mondoro seconded. After the FCRHA Chairman noted a technical correction made by staff, the motion passed with Commissioner Lennon abstaining.

INFORMATION ITEMS

1. Update of the Workforce Dwelling Unity Policy and Administrative Policy Guidelines

CLOSED SESSION

Commissioner Cushing moved that the FCRHA go into Closed Session for the following:

Pursuant to Virginia Code Section 2.2-3711(A)(8) for consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by such counsel, specifically the following matter:

1. Legal briefing regarding the fair housing implications of minimum income requirements

Commissioner Bloom seconded the motion. The FCRHA went into Closed Session at 7:23 p.m.

OPEN SESSION

Commissioner Cushing, in accordance with Virginia Code Section 2.2-3712, moved that the members of the FCRHA certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the FCRHA. Commissioner Alexander seconded the motion.

The FCRHA took the following roll call vote:

AYE

Lenore Stanton, Chairman
Elisabeth Lardner, Vice Chair
Steven Bloom

NAY

ABSTAIN

Sarah Lennon

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Michael Cushing
Michael McRoberts
Joe Mondoro
Susan Vachal
Paul Zurawski

The motion carried and the Open Meeting resumed at 7:56 p.m.

BOARD MATTERS

See Attachment 1.

ADJOURNMENT

The FCRHA Chairman adjourned the meeting at 8:07 p.m.

Lenore Stanton, Chairman

(Seal)

Thomas Fleetwood, Assistant Secretary

Board Matters

February 20, 2025

FCRHA Strategic Plan for FY 2026

Commissioner Bloom commended staff on the preparation of the plan. He expressed concern about how some of the language may be received in the current climate. Director Fleetwood acknowledged Commissioner Bloom's concern and shared that staff will continue to monitor the situation.

Commissioner Zurawski requested a future briefing from staff on how development projects are identified, selected for funding and the associated tradeoffs.

Farewell from Commissioner McRoberts

Commissioner McRoberts shared that he will be recusing himself and stepping down from the FCRHA due to a conflict between his employer and some of the FCRHA's work. Commissioner McRoberts noted how impressed he has been with his interactions with staff and the professional way the FCRHA meetings were conducted.

Chairman Stanton thanked Commissioner McRoberts for his service to the FCRHA.

Thank you to Chairman Stanton

Commissioner Lardner thanked Chairman Stanton for representing the FCRHA in the Chairman of the Board of Supervisors' 2025 State of the County video.

Update on the 2025 FCRHA Scholarship Program

Mr. Fleetwood stated that HCD staff began accepting applications on February 10, 2025. Mr. Fleetwood noted that the deadline for applying is March 31, 2025, at 4:30 p.m.

Fiscal Year 2026 Advertised Budget

Mr. Fleetwood stated on Tuesday, February 18, 2025, the County Executive presented the advertised budget, which is available for viewing on the County's Department of Management and Budget's website. Public hearings will be held on April 22-24, 2025, leading to the final adoption on May 13, 2025. HCD Finance staff will be giving a presentation on the advertised budget as it pertains to affordable housing at the next FCRHA meeting.

Commissioner Zurawski inquired about the reason for HCD receiving a significant increase in the budget. In response, Director Fleetwood stated the advertised budget includes an additional quarter penny for affordable housing development. There is also additional funding in HCD's budget that is related to the operation of its emergency

shelter system, to include the new emergency shelter scheduled to open in April 2025 in the Sully District.

As the FCRHA's appointee to the Affordable Housing Advisory Council (AHAC), Commissioner Mondoro noted that AHAC will be drafting language to help assist the Board of Supervisors as they deliberate on the budget. AHAC will meet with the Chairman of the Board on March 6, 2025, and Commissioner Mondoro will share any feedback received.

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ACTION – 1

RESOLUTION NUMBER 06-25: Approval to Submit the Fairfax County Redevelopment and Housing Authority Moving to Work Plan for Fiscal Year 2026 to the U.S. Department of Housing and Urban Development

ISSUE:

It is requested that the Fairfax County Redevelopment and Housing Authority (FCRHA) approve submitting the FCRHA Moving to Work (MTW) Plan for Fiscal Year (FY) 2026 to the U.S. Department of Housing and Urban Development (HUD).

RECOMMENDATION:

That the FCRHA approves the MTW Plan for FY 2026.

TIMING:

Immediate. The deadline for submission of the FY 2026 MTW Plan to HUD is April 15, 2025.

RELATION TO FCRHA STRATEGIC PLAN:

This action directly supports the FCRHA mission of providing affordable housing opportunities for low- and moderate-income households.

BACKGROUND:

The Moving to Work demonstration allows Public Housing Authorities (PHAs) to design and test innovative, locally-designed housing and self-sufficiency strategies for low-income families by: (1) permitting PHAs to combine assistance received under Sections 8 and 9 of the United States Housing Act of 1937 into a single funding source (generally the Housing Choice Voucher (HCV) program, including Project-Based Vouchers, and Public Housing Capital and Operating Funds); and (2) allowing certain exemptions from existing Public Housing and HCV program rules, as approved by HUD. In 2012, the FCRHA applied and was selected as an MTW agency.

The draft FY 2026 MTW Plan includes one repropoed activity, Activity 2019-1, *Establish Fairfax County Payment Standards*. The proposed change to this activity seeks to base exception payment standard amounts on the FCRHA's locally derived payment standards, RealMarket Payment Standards, in lieu of HUD's Fair Market Rent (FMR) or Small Area Fair Market Rent (SAFMR) amounts as is currently required.

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As background, payment standards are the maximum monthly assistance amount for an HCV household, before deducting the tenant's share of costs. Traditionally, payment standards are based on federal FMR or SAFMR amounts. In FY 2019, the FCRHA was granted authority to use locally derived payment standards (i.e., RealMarket Payment Standards) in lieu of using SAFMRs.

Exception payment standards, typically set at up to 120% of the payment standard amount, are intended to help households lease in higher rent areas and can be applied to specific geographies or to individual households. When utilized on an individual basis, PHAs must approve exception payment standards as part of a reasonable accommodation request for persons living with a disability who require a higher payment standard to obtain housing that meets their needs.

Although the FCRHA has authority to develop and utilize local payment standards, *exception* payment standards must still be based on federal data. Currently, an approved exception payment standard amount can be lower than the RealMarket Payment Standard amount because it is based on federal payment standards, effectively negating the intention of the reasonable accommodation. By basing the exception payment standard on the FCRHA's locally derived RealMarket Payment Standard amounts, access will be improved in the tenant-based voucher program, particularly for households with a member living with a disability with an approved reasonable accommodation.

The proposed change included in the draft FY 2026 MTW Plan would be applied when a household is seeking an exception payment standard as a reasonable accommodation, of an amount not to exceed 120 percent of the applicable RealMarket Payment Standard. Exception payment standards requested at 120 percent or more of the RealMarket Payment Standard amount would continue to require HUD approval.

The draft FY 2026 MTW Plan also notes proposed changes to HCV waiting list policies. These proposed changes include: 1) updating policies to reflect a limited preference for individuals experiencing homelessness; 2) adding a new local preference for existing Family Unification Program vouchers for youth who have reached their time limit on assistance but otherwise meet all other qualifications in the HCV program; and 3) removing the current rent burden preference, due to the majority of HCV applicants indicating their status as rent burdened, therefore diluting the intention of the preference. Current preferences pertaining to working and residency will remain effective.

The draft FY 2026 Plan also provides an update on activities that have been implemented, those not yet implemented, on hold, and those that are closed. These activities are:

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ACTIVITY	STATUS
Reduce Frequency of Reexaminations	Implemented
Streamline Inspections for Housing Choice Voucher Units	Implemented
Institute a Minimum Rent	Implemented
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	Implemented
Use Moving to Work Funds for Local, Non-Traditional Housing Program	Implemented
Modify Project-Based Voucher Choice Mobility Criteria	Implemented
Modify the Family Self-Sufficiency Program	Implemented
Authorization to Establish a Local Moving to Work Project-Based Voucher Program	Implemented
Modify the Calculation of the Family Share of Rent	Implemented
Increase Initial Maximum Tenant Rent Burden to 45 Percent	Implemented
Affordable Housing Acquisition and Development	Implemented
Rental Assistance Demonstration Project-Based Voucher Program Admissions Policy	Implemented
Alternative Utility Allowance Schedules for Project-Based Voucher Units	Implemented
Implementation of Payment Standards at Effective Date	Not Yet Implemented
Eliminate Mandatory Earned Income Disregard Calculation	On Hold
Streamline Inspections for Public Housing Residents	Closed
Design and Initiate a Rent Reform Controlled Study	Closed
Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance	Closed
Allow Implementation of Reduced Payment Standards at Next Annual Reexamination	Closed
Eliminate Flat Rents in the Public Housing Program	Closed
Establish a Gateway to Housing Choice Voucher Program from the Tenant-Based Rental Assistance Program	Closed
Establish Shared Housing Program for Rental Assistance Demonstration Project-Based Voucher Program	Closed

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The MTW Plan was available for public comment from February 3, 2025, through March 5, 2025, and the required public hearing was held on February 20, 2025. The MTW Resident Advisory Committee was provided with an opportunity to review the MTW Plan through a virtual meeting and has provided a letter of support for the MTW Plan.

As part of the annual MTW Plan, the FCRHA is required to submit a HUD-promulgated form of Certifications of Compliance, signed by the Chairman of the FCRHA. The current HUD form of Certifications of Compliance is included as Attachment 3.

STAFF IMPACT:

The development of the MTW Plan required the coordination of staff within HCD, particularly staff from the Rental Assistance and Policy and Communications Divisions. Staff worked together to not only develop the Plan, but also to implement each of the activities. The preparation of the MTW Plan took approximately 30 staff hours.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

- Attachment 1: Resolution 06-25
- Attachment 2: Draft Fiscal Year 2026 Fairfax County Redevelopment and Housing Authority Moving to Work Plan
- Attachment 3: Certifications of Compliance

STAFF:

Thomas E. Fleetwood, Director, Department of Housing and Community Development (HCD)
Amy Ginger, Deputy Director, Operations, HCD
Linda Hoffman, Director, Policy and Communications, HCD

ASSIGNED COUNSEL:

Ryan Wolf, Senior Assistant County Attorney, Office of the County Attorney

RESOLUTION NUMBER 06-25

Approval to Submit the Fairfax County Redevelopment and Housing Authority
Moving to Work Plan for Fiscal Year 2026 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 2026, as contained in the Action Item presented to the FCRHA on March 13, 2025, and authorizes the FCRHA Chairman to sign the HUD-promulgated Moving to Work Certifications of Compliance for the Plan.



Fairfax County Redevelopment and Housing Authority



FY 2026 MOVING TO WORK PLAN

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

The Mission

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

FCRHA Commissioners

Lenore Stanton, Chair
Elisabeth Lardner, Vice Chair
Staci Alexander
Steve Bloom
Michael Cushing
Sarah Lennon
Nicholas McCoy
Joe Mondoro
Susan Vachal
Paul Zurawski

Fairfax County Department of Housing and Community Development – Executive Team

Thomas Fleetwood, Director
Amy Ginger, Deputy Director, Operations
Anna Shapiro, Deputy Director, Real Estate, Finance and Development
Tom Barnett, Deputy Director, Office to Prevent and End Homelessness
Gentry Alexander
Mark Buenavista
Marta Cruz
Linda Hoffman
Margaret Johnson
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Sean Read
Callahan Seltzer
Meghan Van Dam

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I. Introduction

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

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

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

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

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

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

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

The FCRHA uses Moving to Work flexibility to:

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

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

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

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

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

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

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

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

Overview of the FCRHA'S Long-Term MTW Goals

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

II. General Operating Information

A. Housing Stock Information

I. Planned New Public Housing Units

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

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

II. Planned Public Housing Units to be Removed

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

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

III. Planned New Project-Based Vouchers

Tenant-based vouchers that the MTW PHA anticipates project-basing for the first time during the Plan Year. These include only those in which at least an Agreement to enter into a Housing Assistance Payment (AHAP) will be in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

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

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

** An AHAP is currently in place.

IV. Existing Project-Based Vouchers

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

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

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

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

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

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

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

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

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

B. Leasing Information

I. Planned Number of Households Served

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

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

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

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

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

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

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

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

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

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

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

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

C. Waiting List Information

I. Waiting List Information Anticipated

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

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

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

II. Planned Changes to Waiting List in the Plan Year

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

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

Planned Changes to HCV Waiting List

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

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

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

Limited Preference for Individuals Experiencing Homelessness

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

- Must meet the homeless definition; or

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

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

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

Preference for Current Family Unification Program Youth Voucher Households

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

III. Proposed MTW Activities: HUD Approval Requested

2019-1 Establish Fairfax County Payment Standards

- Cost Effectiveness
- Self Sufficiency
- Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

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

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

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

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

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

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

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

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

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

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

Application of Activity

This activity applies to the following:

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

Cost Implications

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

Need/Justification for MTW Flexibility

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

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

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

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

IV.A. Approved MTW Activities: Implemented

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

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

2014-1 Reduction in Frequency of Reexaminations

Cost Effectiveness

Self Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

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

Application of Activity

This activity applies to the following vouchers:

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

Definition of Exempt Households

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

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness
Self Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

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

Application of Activity

This activity applies to the following:

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

2014-5 Institute a New Minimum Rent

Cost Effectiveness
Self Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

Application of Activity

This activity applies to the following:

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

Definition of Exempt Households

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

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

Annual Reevaluation of Rent Reform Initiative

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

Hardship Case Criteria

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness

Self-Sufficiency

Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

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

Application of Activity

This activity applies to the following:

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

Definition of Exempt Households

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

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity

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

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

Application of Activity

This activity applies to the following vouchers:

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

2016-2 Modify Project-Based Voucher Choice Mobility Criteria

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

This activity provides for the following:

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

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

Application of Activity:

This activity applies to the following:

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

Planned Non-Significant Changes

There are no planned non-significant changes.

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

2017-1 Modifications to Family Self-Sufficiency Program

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2017
- Implemented: FY 2017

Description of Activity/Update

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

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

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

2. Modify the Family Self-Sufficiency Escrow Structure

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

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

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

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

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

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

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

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

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

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

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

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

Application of Activity

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes to this activity.

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

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

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

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

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

Application of Activity

This activity applies to the following:

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

Under this activity, the following changes have been made:

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

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

Definition of Exempt Households

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

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

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

Application of Activity

This activity applies to the following:

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

Annual Reevaluation of Rent Reform Controlled Study

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

Hardship Case Criteria

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes for this activity.

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

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2018
- Implemented: FY 2019

Description of Activity/Update

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

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

Application of Activity

This activity applies to the following:

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

Definition of Exempt Households

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

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

2021-1 Affordable Housing Acquisition and Development

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

- Year Approved: FY 2021
- Implemented: FY 2021

Description of Activity/Update

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

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

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

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

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

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

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity/Update

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

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

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

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

Eligible RAD-PBV Participants with a Housing Assistance Payment:

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

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

Application of Activity:

This activity applies to the following:

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

Definition of Exempt Households

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

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

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

Cost Effectiveness
Self-Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2025
- Implemented: FY 2025

Description of Activity

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

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

There are no planned significant changes regarding this activity.

IV.B Approved MTW Activities: Not Yet Implemented Activities

2023-1 Implementation of Payment Standards at Effective Date

- Cost Effectiveness
- Self-Sufficiency**
- Increase Housing Choice

Approved/Implemented/Amended

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

Description of Activity

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

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

Application of Activity:

This activity applies to the following:

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

IV.C. Approved MTW Activities: Activities on Hold

2014-2 Eliminate Mandatory Earned Income Disregard Calculation

Cost Effectiveness
Self Sufficiency
Increase Housing Choice

Approved/Implemented/Amended

- Approved: FY 2014
- Implemented: FY 2014

Description of Activity/Update

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

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

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

Application of Activity

This activity applies to the following:

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

Planned Non-Significant Changes

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

Planned Changes to Metrics/Data Collection

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

Planned Significant Changes

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

IV.D. Approved MTW Activities: Closed Out

2014-4 Streamlined Inspections for Public Housing Residents

Approved/Implemented/Closed Out

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

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

2014-6 Design and Initiate a Rent Reform Controlled Study

Approved/Implemented/Amended

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

The FCRHA began a pilot of the rent reform controlled study in 2015, including applying the minimum rent activity and identifying an initial pilot group of participants at three public housing properties.

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

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

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

Approved/Implemented/Closed Out

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

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

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

Approved/Implemented/Amended

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

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

2015-1 Eliminate Flat Rents in the Public Housing Program

Approved/Implemented/Closed Out

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

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

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

Approved/Implemented/Amended

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

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

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

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

Approved/Implemented/Amended

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

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

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

V. Planned Application of MTW Funds

I. Estimated Sources of MTW Funds

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

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

II. Estimated Application of MTW Funds

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

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

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

III. Description of Planned Use of MTW Single Fund Flexibility

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

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

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

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

* MTW & RAD1 funds only

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

V. Local Asset Management Plan

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

VI. Rental Assistance Demonstration (RAD) Participation

I. Description of RAD Participation

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

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

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

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

VI. Administrative

A. Board Resolution Adoption Annual Plan and Certifications of Compliance

FCRHA RESOLUTION TO BE INCLUDED WHEN COMPLETED

SIGNED CERTIFICATION FORMS TO BE INCLUDED WHEN COMPLETED

B. Documentation of Public Process

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



NOTICE OF PUBLIC HEARING

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

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

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

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



[Resident Advisory Council Letter of Support](#)

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

SIGNED MTW RESIDENT ADVISORY COMMITTEE LETTER TO BE INCLUDED WHEN COMPLETED

C. Planned and Ongoing Evaluations

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

D. Lobbying Disclosures

SIGNED LOBBYING DISCLOSURE FORMS TO BE INCLUDED WHEN COMPLETED

OMB Approval No. 2577-0216 (exp. 08/31/2027)

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 Chair 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 (07/01/2025), 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 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.
- (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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
- (7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity), 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 75.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

OMB Approval No. 2577-0216 (exp. 08/31/2027)

- (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, 31 U.S.C. § 1352.
- (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 2 CFR 200.334 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 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) 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.
- (23) 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 MTW PHA and should be made available electronically, upon request.

Fairfax County Redevelopment and
Housing Authority (FCRHA)

VA019

MTW PHA NAME

MTW PHA NUMBER/PHA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Lenore Stanton

Chair, FCRHA

NAME OF AUTHORIZED OFFICIAL

TITLE

SIGNATURE

DATE

** Must be signed by either the Chair 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 Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

FCRHA Agenda Item
March 13, 2025

ADMINISTRATIVE - 1

RESOLUTION NUMBER 07-25: Certification of the Fairfax County Redevelopment and Housing Authority (FCRHA) Proposed Fiscal Year (FY) 2026 Budget as Consistent with the Adopted FCRHA Strategic Plan for FY 2026

ISSUE:

Virginia Code Section 36-19.2(B) requires that "Before any [housing] authority gives final approval to (i) its budget or (ii) any request for funding for submission to the governing body, the authority shall hold at least one public hearing to receive the views of citizens within the area of operation of the authority." The Fairfax County Redevelopment and Housing Authority (FCRHA) has scheduled a public hearing at its meeting on March 13, 2025, on the proposed Fiscal Year (FY) 2026 FCRHA budget ("proposed budget") and on the certification that the proposed budget is consistent with the adopted FCRHA Strategic Plan for FY 2026.

RECOMMENDATION:

That the FCRHA certifies that the proposed FY 2026 FCRHA budget is consistent with the adopted FCRHA Strategic Plan for FY 2026.

TIMING:

Immediate. Approval of this Item at the March 13, 2025, FCRHA Meeting enables the FCRHA to certify that the proposed budget is consistent with the adopted Strategic Plan for FY 2026 before it gives final approval to its budget under the requirements of Virginia Code Section 36-19.2(B).

RELATION TO FCRHA STRATEGIC PLAN:

The proposed budget identifies the resources needed to implement the projects identified in the Strategic Plan for FY 2026 and is incorporated into the Plan.

BACKGROUND:

At its meeting on February 20, 2025, the FCRHA adopted the FCRHA Strategic Plan for FY 2026, which describes how the FCRHA and the Department of Housing and Community Development (HCD) will meet the goals of the Strategic Plan. Certification of the proposed budget as consistent with the adopted FCRHA Strategic Plan for FY 2026, and conducting the planned public hearing at the March 13, 2025, FCRHA Meeting, constitute compliance with Virginia Code Section 36-19.2(B).

FCRHA Agenda Item
March 13, 2025

It is anticipated that the FCRHA will consider final approval of the proposed budget, as contained in the FY 2026 consolidated FCRHA/HCD Operating and Capital Budget, following adoption of the FY 2026 Budget Plan by the Board of Supervisors on May 13, 2025.

STAFF IMPACT:

Staff from the Central Services and Policy and Communications divisions have been working on the proposed budget and the FCRHA Strategic Plan for FY 2026 since August 2024.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

Attachment 1: Resolution Number 07-25

STAFF:

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)

Amy Ginger, Deputy Director, Operations, HCD

Linda Hoffman, Director, Policy and Communications, HCD

RESOLUTION NUMBER 07-25

Certification of the Fairfax County Redevelopment and Housing Authority (FCRHA)
Proposed Fiscal Year (FY) 2026 Budget as Consistent with the Adopted FCRHA
Strategic Plan for FY 2026

NOW THEREFORE, BE IT RESOLVED, THAT the Fairfax County Redevelopment and Housing Authority (FCRHA) certifies, as described in the Administrative Item presented at the March 13, 2025, FCRHA Meeting, that the proposed Fiscal Year (FY) 2026 FCRHA Budget, which has been duly advertised and was the subject of a public hearing on March 13, 2025, in compliance with Virginia Code Section 36-19.2(B), is consistent with the adopted FCRHA Strategic Plan for FY 2026, approved at the February 20, 2025, FCRHA meeting.

FCRHA Agenda Item
 March 13, 2025

INFORMATION – 1

Fairfax County Redevelopment and Housing Authority Housing Choice Voucher and Other Rental Subsidies Calendar Year 2024 Report

This item reports on the Fairfax County Redevelopment and Housing Authority (FCRHA) Housing Choice Voucher (HCV) program and other tenant-based rental subsidy programs for Calendar Year (CY) 2024. The following provides an overview of Calendar Year 2024 outcomes for 1) the HCV program overall; 2) specific highlights of Project-Based Vouchers in the HCV program; and 3) information on other tenant-based rental assistance programs.

Housing Choice Voucher Program – Overall Outcomes

The FCRHA’s HCV program continued to lease units in accordance with its Moving to Work (MTW) Agreement and HUD regulations. Overall, the FCRHA maintained a 91.6% utilization rate across the various voucher types and funding categories. The CY 2024 total percent utilization decreased slightly from CY 2023.

Table 1 identifies, by funding source, the number of vouchers that were available at the end of the calendar year, and average monthly and annual utilization rates.

Table 1: HCV Unit Utilization

	Vouchers Available at CY 2024 End	Average Monthly Vouchers Leased	Average Monthly Utilization Rate	Average CY 2024 Annual HCV Unit Utilization Rate
Tenant- and Project-Based Vouchers (PBVs) funded Under MTW Agreement including: <ul style="list-style-type: none"> • Regular tenant-based vouchers • Special Program tenant-based vouchers: Project – Mainstream 1 year and Family Unification Program (FUP) CY 2015 • HCV-PBVs • RAD 2 - Creekside Village 	3,682	3,506	95.2%	93.4%

FCRHA Agenda Item
 March 13, 2025

	Vouchers Available at CY 2024 End	Average Monthly Vouchers Leased	Average Monthly Utilization Rate	Average CY 2024 Annual HCV Unit Utilization Rate
RAD 1-PBV	1,060	946	89.2%	89.2%
Non- MTW Special Purpose Vouchers:				
• Family Unification Program (FUP 08/09)	100	83	83.3%	83.3%
• VASH	183	127	69.5%	71.5%
• 5-year Mainstream	155	135	87.0%	87.0%
Emergency Housing Voucher (EHV)	147	143	97.1%	96.1%
Total (Baseline)	5,327	4,940	92.8%	91.6%

Housing Choice Voucher Program – Emergency Housing Vouchers

Under the American Rescue Plan Act of 2021, the FCRHA was awarded 169 Emergency Housing Vouchers effective July 1, 2021. These special vouchers are for individuals and families who are 1) homeless; 2) at risk of homelessness; 3) fleeing, or attempting to flee domestic or dating violence, stalking, sexual assault, or human trafficking or 4) recently homeless. Pursuant to the rules of the EHV program, no new applicants could be issued vouchers after September 30, 2023 which prohibited the reissuance of vouchers no longer used by current participants. As of December 31, 2024, the total number of allocated EHV vouchers dropped to 147.

Housing Choice Voucher Program – Special Purpose Vouchers

The FCRHA relies on other agencies to refer participants for the FUP, VASH and 5-Year Mainstream vouchers.

- For the VASH program, the FCRHA relies on the Veterans Administration's (VA) ability to refer applicants. Although the VA has made strides to improve the referral process, there have still been challenges getting the requested number of referrals monthly. As of December 31, 2023, 127 of the 183 vouchers were being utilized.
- For the FUP and 5-Year Mainstream vouchers, the FCRHA relies on other County agencies for referrals. As vouchers become available, HCD staff request the appropriate number of referrals from the specific agency.

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Housing Choice Voucher Program - Project-Based Vouchers

The FCRHA is authorized to use up to twenty percent of its Consolidated Annual Contributions Contract (ACC) Housing Choice Voucher units in housing projects, referred to as the program cap. The Housing Opportunity Through Modernization Act (HOTMA) of 2016 established a ten percent exception to this program cap for units specifically made available to (1) homeless individuals and families, (2) veterans or families that include a veteran, (3) persons with disabilities or elderly persons and (4) units that are located in census tracts with a poverty rate of 20 percent or less.

A total of 113 new PBV units were leased in CY 2024 at North Hill, One University, and Coralain Gardens. Construction delays and other issues delayed the delivery of the North Hill and One University projects; but leasing is currently underway at each project and expected to be fully leased in Calendar Year 2025.

Table 2 outlines the current status of the program including how it compares with the program cap described above.

Table 2: Project-Based Vouchers

Number of ACC Authorized Units	5,618	
Total PBV Units	2,163	Includes units committed and not yet in use
Units Previously Subsidized (Excluded from Cap)	1,182	Includes Rental Assistance Demonstration (RAD) PBV, and Lake Anne. The allocation of Culpepper Gardens was returned to Arlington County in 2024.
PBV Units Categorized under 10% Exception Cap	523	
Total PBV Not Meeting an Exception	458	
Program Cap Percentage (20%)	8.1%	
Exception Cap Percentage (10%)	9.3%	

Table 3 contains additional program and budget information for the HCV program.

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Table 3: HCV/RAD Program and Budget Information

Total Attrition for the year	325 households
Negative Program Exits	86 households
Successful/Voluntary Program Exits	87 households
Public Housing Agency (PHA) Held Housing Assistance Payment (HAP) Reserve	(\$801,614)
HUD Held HAP Reserve	<u>\$44,032,860</u>
Total HAP Reserve	\$43,231,246
Committed HAP Reserve	\$18,704,312
Average Adjusted Household Income Served	\$20,856 (approximately 13.7% of overall Area Median Income)
Average Housing Assistance Payment	\$1,216
HAP Expenditure for Calendar Year 2024	\$72,070,866

Other Rental Subsidy Programs

In addition to the HCV Program, HCD operates the following smaller rental subsidy programs:

Rental Subsidy and Services Program (RSSP)

On July 1, 2021, HCD entered into an agreement with NVFS to administer the Rental Subsidy and Services Program (RSSP), formerly known as Bridging Affordability. The RSSP will build upon its strengths as an intentionally time-limited rental assistance program with supportive services while evolving to best serve low-income populations with special needs. In CY 2024, the RSSP served 208 households.

Tenant-Based Rental Assistance (TBRA)

The TBRA Program provides rental assistance to income-eligible one -and two-person elderly households (aged 62 years or older), disabled households, and youth timing out of the Family Unification Program (FUP-Y). Renewal of assistance is permissible under program rules, based upon income recertification, the availability of qualified units, and continued funding for additional TBRA vouchers. Households whose annual income is not greater than 80 percent of the Washington, DC AMI, as determined annually by HUD, and in effect at the time of their recertification may be eligible to renew their TBRA annually, subject to the availability of program funds. As of December 31, 2024, there were 47 funded TBRA vouchers.

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State Rental Assistance Program

In October of 2016, the FCRHA and the Virginia Department of Behavioral Health and Developmental Services (DBHDS) executed a memorandum of Agreement to administer the State Rental Assistance Program (SRAP). The program is designed to provide rental assistance for individuals with intellectual and developmental disabilities as defined and required by the Settlement Agreement between the Commonwealth of Virginia and the United States Department of Justice. Funding is provided by DBHDS and similar to RSSP and TBRA, the program is administered by the FCRHA in the same manner as the HCV program. The total number of vouchers funded is 158. In addition, DBHDS is funding a total of 10 project-based rental assistance units in the Arden and Ovation at Arrowbrook which began January 2024. As of December 31, 2024, the tenant-based and project-based programs were 100% leased.

STAFF:

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)

Amy Ginger, Deputy Director, Operations, HCD

Thomas Barnett, Deputy Director, Office to Prevent and End Homelessness

FCRHA Agenda Item
March 13, 2025

INFORMATION - 2

FY 2024 Fairfax County Redevelopment and Housing Authority Portfolio Report

The Fiscal Year (FY) 2024 (July 1, 2023– June 30, 2024) Property Portfolio Report presents the annual financial performance of the properties. The last Year-End Portfolio Report was presented to the FCRHA Commissioners, at their March 2024 meeting, to report the status of the property portfolio at the close of Fiscal Year (FY) 2023 (July 1, 2022 – June 30, 2023).

Property Portfolio Summary: The FCRHA property portfolio consists of the following properties:

- Rental Assistance Demonstration-Project Based Voucher units (RAD-PBV),
- Senior independent housing and assisted living,
- FCRHA Partnership properties, financed with Low-Income Housing Tax Credits,
- Fairfax County Rental Program (FCRP) multifamily rental housing including rental pads for privately-owned manufactured housing; scattered, single units; and Group homes or supportive housing,

The FCRHA portfolio performed well in FY 2024 improving financial performance over 2023, with a positive change in net position. The portfolio had a Debt Service Calculation/Net Operating Ratio at 1.37, which is above the industry standard for underwriting purposes of 1.2 for rental housing and the HUD underwriting standard of 1.1 for LIHTC affordable housing. The total cash and investment balances at the end of FY 2024 totaled \$51.03 million, rising to \$89.01 million when including capital and operating reserves. The portfolio's debt totaled \$61.54 million, which does not include the debt derived from the Little River Glen project established after June 30, 2024. Little River Glen is undergoing major renovations on their 120 units with a projected completion date in 2026. In addition, Little River Glen IV is being constructed with 60 additional units for senior housing with a projected completion date in February 2026.

The FCRHA portfolio experienced an increase in expenses from \$9,311 per unit in FY23 to \$9,979 per unit in FY24. This 7% increase over 2023 is reflective of a 3% increase in inflation costs for 2024 along with operating expense repairs for plumbing and HVAC systems that cannot be capitalized. The portfolio ended the year with a positive Budgetary Operating Income of \$2,735,599, a \$722,354 decrease from 2023. This is due to the increase in expenses from inflation, non-capitalized repairs, and planned vacancy at Little River Glen and Stonegate for renovation staging.

The attached FCRHA Fiscal Year End Portfolio Report categorizes the properties on a County fund level basis for the Department of Housing and Community Development (HCD) internal reporting purposes.

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Occupancy also remained strong in FY 2024. The properties achieved 95% occupancy and served households with an average income of 43 percent of the Area Median Income (AMI) for the Fairfax County Rental Program (FCRP) and 16 percent AMI for the Rental Assistance Demonstration (RAD) communities.

ENCLOSED DOCUMENTS:

Attachment 1: FCRHA FY 2024 Property Portfolio Report

STAFF:

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD)

Amy Ginger, Deputy Director, Operations, HCD

Margaret Johnson, Director, Rental Housing, HCD

Erin Kozanecki, Director, Central Services, HCD

**Fairfax County Redevelopment and Housing Authority
Annual Portfolio Report
Fiscal Year 2024**

Programs	Cash & Investments	Total Reserve Balances¹	Total Cash & Reserves	Total Tenant Liabilities (SDs)	Total Debt	Annual DEBT Service²	DSC/NOI RATIO²	Budgetary Operating Income (Loss)	Total Net Income (Loss) with Debt
RAD	\$ 4,506,104	\$ 11,669,146	\$ 16,175,250	\$ 235,473	\$ -	\$ -	N/A	(5,655,981)	\$ (2,000,774)
Senior Housing	6,480,887	471,333	6,952,220	47,941	1,265,000	466,218	(0.07)	(30,915)	(743,079)
Partnerships	14,746,743	9,014,886	23,761,629	697,425	59,021,323	1,454,363	0.39	571,256	5,001,981
FCRP	25,293,654	16,829,691	42,123,345	617,209	1,257,210	81,692	101.83	8,318,405	3,478,810
Total	\$ 51,027,388	\$ 37,985,056	\$ 89,012,444	\$ 1,598,048	\$ 61,543,533	\$ 2,002,273	1.60	\$ 3,202,765	\$ 5,736,938

1) Reserve Contributions and Expenses:

In FY24, RAD Properties contributed \$1,969,652 and Partnership Properties contributed \$119,384 for a total of \$2,089,036 to reserves.

2) Debt-Service Coverage Ratio (DSCR) is a measurement of an entity's net operating income to pay its current year's debt obligations. DSCR benchmark should be 1.0 or higher.

If < 1.0, this means negative cash flow meaning that the entity will not be able to cover or pay current debt obligations. If > 1.0, this means the entity has sufficient income to pay its current debt obligations.