

## **MEETING AGENDA**

### **FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY**

**Thursday, September 18, 2025**

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

**6:30 p.m. –** Presentation of the Fairfax County Redevelopment and Housing Authority 2025 Student Scholarship Recipients

**7:00 p.m. – CALL TO ORDER**

#### **PUBLIC COMMENT**

**APPROVAL OF MINUTES** July 17, 2025 Annual Meeting

#### **ADMINISTRATIVE ITEMS**

1. Resolution Number 18-25 Approval of Revisions to the Housing Choice Voucher Program Administrative Plan, Chapter 8

#### **INFORMATION ITEMS**

1. Summary of the Board of Supervisors' Housing Committee Meeting – July 8, 2025

#### **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.*

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

July 17, 2025 – Annual Meeting

On July 17, 2025, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the Fairfax County Redevelopment and Housing Authority Whiteside Board Room, 4530 University Drive, Fairfax, Virginia.

CALL TO ORDER

FCRHA Chairman Lenore Stanton called the Meeting of the FCRHA to order at 7:00 p.m. Attendance for all, or part of the meeting, was as follows:

PRESENT

Lenore Stanton, Chairman  
Elisabeth Lardner, Vice Chair  
Staci Alexander  
Cynthia Bailey  
Steven Bloom  
Michael Cushing  
Nicholas McCoy  
Susan Vachal  
Paul Zurawski

ABSENT

Sarah Lennon  
Joe Mondoro

The remote location from which the following Commissioners participated is:

Elisabeth Lardner – Franklin County, New York  
Nicholas McCoy – Lisbon, Portugal  
Paul Zurawski – Elk Grove Village, Illinois

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; Corey Roberts, Business Analyst, Central Services; Wesley Fontaine, IT Technician, Central Services; Marta Cruz, Human Resources Director, Central Services; Linda Hoffman, Director, Policy and Communications (P&C); Brandy Thompson, Associate Director of Policy, P&C; Nathaniel Strathearn, Policy and Program Analyst, P&C; Laura Lazo, Associate Director, Grants Management, Real Estate and Community Development Finance (RECDF); Sharon Shields, Grant Program Coordinator, Grants Management, RECDF; Rachel Waldman, Associate Director of Real Estate Finance, RECDF; Steven Durham, Director, Rental Assistance; Marwan Mahmoud, Project Coordinator, Capital Planning and Development.

Also in attendance was FCRHA Counsel: Ryan Wolf, Senior Assistant County Attorney;

FCRHA Meeting  
July 17, 2025  
Page 2

Brett Callahan, Rick Dzubin, Tyler Prout, and Susan Timoner, Assistant County Attorneys.

#### MOTION

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic Communication, Chairman Stanton noted for the record that there was a physical quorum present at the meeting location and asked for a motion that Commissioners Lardner, McCoy, and Zurawski be permitted to participate remotely in the meeting.

Commissioner Bailey made the motion, which Commissioner Alexander seconded. The motion passed with Commissioner Vachal abstaining.

#### MOTION

Pursuant to the FCRHA's Policy for Remote Participation in Meetings by Electronic Communication, Chairman Stanton asked for a motion that Commissioners Lardner, McCoy, and Zurawski's voices were adequately heard in the meeting location.

Commissioner Bloom made the motion, which Commissioner Alexander seconded. The motion passed unanimously.

#### PUBLIC COMMENT

The FCRHA Chairman opened citizen time at 7:04 p.m. No one signed up in advance and no one in the audience requested to speak. The Chairman closed citizen time at 7:04 p.m.

#### ELECTION OF OFFICERS

Chairman Stanton passed the gavel to Commissioner Lardner to conduct the election of the Chairman. Nominations were opened for Chairman of the FCRHA. A nomination was made by Commissioners Lardner and Cushing to nominate Commissioner Stanton as Chairman of the FCRHA. With no other nominations presented, Commissioner Lardner moved to close the nominations. A vote was taken and passed unanimously to re-elect Commissioner Stanton as Chairman of the FCRHA.

Commissioner Lardner returned the gavel to Chairman Stanton, who then opened the floor to nominations for Vice Chair. A nomination was made by Commissioner Cushing to nominate Commissioner Lardner as Vice Chair of the FCRHA. With no other nominations presented, Chairman Stanton moved to close the nominations. A vote was taken and passed unanimously to re-elect Commissioner Lardner as Vice Chair of the FCRHA.

FCRHA Meeting  
July 17, 2025  
Page 3

APPROVAL OF MINUTES  
**June 12, 2025**

Commissioner Bailey moved to approve the Minutes of the June 12, 2025, FCRHA Meeting, which Commissioner Bloom seconded. The motion passed with Commissioners Alexander and Vachal abstaining.

ACTION ITEM

1.

**RESOLUTION NUMBER 15-25**

Award of Additional Fiscal Year (FY) 2025 Federal Community Development Block Grant Funding and HOME Investment Partnerships Program Funding to Good Shepherd Housing and Family Services

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Chair, Vice Chair, or any Assistant Secretary of the FCRHA to negotiate, execute and deliver contracts, loans and any other necessary or appropriate documents or agreements, in accordance with the applicable federal regulations for the use of Community Development Block Grant funds, with the following nonprofit organization, as more fully described in the Item presented to the FCRHA at its July 17, 2025, meeting:

- (1) \$222,457 to Good Shepherd Housing, increasing the total FY 2025 allocation to \$1,204,335 to acquire, develop, or rehabilitate a fourth (4th) scattered-site rental properties (condominium, townhouse, single-family) in Centreville, Annandale, and Falls Church communities. This project is intended to support households with incomes at or below 60% of AMI, and who are at a significant risk of homelessness or have previously faced homelessness.

Commissioner Bailey moved to adopt Resolution Number 15-25, which Commissioner Bloom seconded. Following a brief discussion, the motion passed unanimously.

ACTION ITEM

2.

**RESOLUTION NUMBER 16-25**

Authorization to Execute Facilities Use Agreement with FACETS

FCRHA Meeting  
July 17, 2025  
Page 4

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves executing the Facilities Use Agreement between the FCRHA and FACETS substantially in the form as presented to the FCRHA at its meeting on July 17, 2025; and

**BE IT FURTHER RESOLVED** that the FCRHA authorizes any Assistant Secretary, or the designee thereof, to take any actions reasonably necessary to implement or effectuate the Facilities Use Agreement.

Commissioner Alexander moved to adopt Resolution Number 16-25, which Commissioner Bloom seconded. Following a brief discussion, the motion passed with Commissioner Vachal abstaining.

#### ADMINISTRATIVE ITEM

1.

#### **RESOLUTION NUMBER 17-25**

##### Approval of Revisions to the Housing Choice Voucher Program Administrative Plan, Chapter 4

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revisions to its Housing Choice Voucher Program Administrative Plan, Chapter 4, as presented to the FCRHA on July 17, 2025.

Commissioner Bailey moved to adopt Resolution Number 17-25, which Commissioner Bloom seconded. The motion passed with Commissioner Vachal abstaining.

#### INFORMATION ITEMS

1. Fairfax County Redevelopment and Housing Authority (FCRHA) Conrad Egan Excellence Awards Program Nomination Process

#### CLOSED SESSION

Before going into Closed Session, Chairman Stanton disclosed that Freddie Mac was a party to a transaction that would be discussed. Additionally, she noted, under the Virginia Conflicts of Interest Act (COIA), a personal interest in Freddie Mac by virtue of her employment.<sup>1</sup>

---

<sup>1</sup> Ryan Wolf, Senior Assistant County Attorney, noted that under COIA, Chairman Stanton's public disclosure allowed her to participate in the Closed Session discussion.

FCRHA Meeting  
July 17, 2025  
Page 5

Commissioner Cushing moved that the FCRHA go into Closed Session pursuant to Virginia Code Section 2.2-3711(A)(3) for the discussion of the acquisition of real property for a public purpose, where if such discussions occurred in an open meeting the bargaining position or negotiating strategy of the FCRHA would be adversely affected, specifically with regard to the following matter:

1. Potential acquisition of certain parcels of real property located in the Dranesville and Providence Districts;

And pursuant to Virginia Code Section 2.2-3711(A)(29) for the discussion of the award of a public contract involving the expenditure of public funds, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the FCRHA, specifically with regard to the following matter:

1. The potential award of a public contract involving the expenditure of public funds for the Beacon Landing permanent supportive housing project.

Commissioner Bloom seconded the motion. The FCRHA went into Closed Session at 7:30 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 Bailey seconded the motion.

The FCRHA took the following roll call vote:

#### AYE

Lenore Stanton, Chairman  
Elisabeth Lardner, Vice Chair  
Staci Alexander  
Cynthia Bailey  
Steven Bloom  
Michael Cushing  
Nicholas McCoy  
Susan Vachal  
Paul Zurawski

#### NAY

#### ABSTAIN

The motion carried and the Open Meeting resumed at 7:51 p.m.

FCRHA Meeting  
July 17, 2025  
Page 6

BOARD MATTERS  
See Attachment 1.

ADJOURNMENT  
The FCRHA Chairman adjourned the meeting at 8:04 p.m.

---

Lenore Stanton, Chairman

(Seal)

---

Thomas Fleetwood, Assistant Secretary

## **Board Matters**

**July 17, 2025**

### **Update from Commissioner Bailey**

Commissioner Bailey shared that she will not be in attendance for the September FCRHA meeting cycle as well as the FCRHA retreat due to travel planned prior to her FCRHA appointment. Chairman Stanton thanked Commissioner Bailey and confirmed her travel plans were disclosed prior to her appointment to the FCRHA.

### **2025 Fairfax County Affordable Housing Dashboard**

Chairman Stanton highlighted the 2025 Fairfax County Affordable Housing Dashboard and noted its usefulness in viewing magisterial district-related information. Chairman Stanton stated the dashboard can be found on the Housing and Community Development webpage.

### **OCA Staffing Updates**

Ryan Wolf, Senior Assistant County Attorney, introduced Tyler Prout, new Assistant County Attorney in the Office of the County Attorney. Mr. Prout brings over 20 years of legal experience, most recently leading the Leasing Program and Super Construction Program with the Department of Veterans Affairs.

### **Election of Officers**

Director Fleetwood congratulated Chairman Stanton and Vice Chair Lardner on their election for another term as Chairman and Vice Chair.

### **HCD Staffing Updates**

Director Fleetwood welcomed new HCD staff including Steven Durham, Director, Rental Assistance Division; Rachel Walman, Associate Director, Real Estate Finance Division; Nathaniel Strathearn, Policy and Program Analyst, Policy and Communications Division; and Corey Roberts, Business Analyst, Central Services Division.

### **Congratulations to Amy Ginger**

Director Fleetwood congratulated Amy Ginger on her recent election as President of the National Leased Housing Association (NLHA), a leading industry group in affordable housing.

### **Fair Ridge Shelter Ribbon-Cutting Ceremony**

Director Fleetwood thanked Chairman Stanton and Commissioner Bailey for attending the Fair Ridge Shelter ribbon-cutting ceremony and acknowledged the FCRHA's commitment to the project. Director Fleetwood further recognized HCD staff for their efforts in making the project a success. Chairman Stanton acknowledged the ceremony



and the efforts between the community and the BOS throughout the project.

### **Upcoming Events**

Director Fleetwood reminded Commissioners of the upcoming “Housing Fairfax 2025: Tysons and Beyond” industry event on August 28, 2025, and the informal topping off celebration for Phase One of the Somos Affordable Housing Development on September 17, 2025, at 10:00 a.m.

### **Update on FCRHA Scholarship Program**

Director Fleetwood stated that staff anticipate hosting a brief recognition ceremony for this year’s scholarship recipients at the September 18, 2025, FCRHA meeting. More information to follow.

### **Transfer of Crescent Apartments**

Director Fleetwood noted that on July 15, 2025, the Fairfax County Board of Supervisors (BOS) voted to transfer the Crescent Apartments property to the FCRHA for redevelopment through the use of a private-public partnership. The Crescent Apartments was purchased by the BOS in 2006 to preserve the property’s 181 units of market affordable housing and revitalize the Lake Anne Village Center. Staff continue to work with residents and will prepare a Request for Proposal by the end of the year.

### **The Exchange at Spring Hill Station Update**

Director Fleetwood announced the topping off of the first tower at The Exchange at Spring Hill Station in the Hunter Mill District. Director Fleetwood noted that the development is on time to deliver as construction continues.

### **FCRHA Meeting Reminders**

Director Fleetwood reminded Commissioners that there are no meetings in August and the next FCRHA Committee of the Whole meeting is scheduled for September 10, 2025. The next FCRHA meeting is scheduled for September 18, 2025. Director Fleetwood also reminded Commissioners of the FCRHA retreat scheduled for September 20, 2025, in the FCRHA Whiteside Board Room.

### **Clarification on FCRHA Meeting Dates**

Commissioner Vachal requested clarification on the scheduling pattern of the FCRHA Committee of the Whole (COW) and the full FCRHA meetings. Chairman Stanton and Director Fleetwood noted the COW meetings scheduled on Wednesdays allow staff additional time to finalize amendments to agenda items before publishing the meeting package for the following week’s FCRHA meeting.

FCRHA Agenda Item  
September 18, 2025

## ADMINISTRATIVE – 1

### RESOLUTION NUMBER 18-25: Approval of Revisions to the Housing Choice Voucher Program Administrative Plan, Chapter 8

#### ISSUE:

The purpose of this Item is to request Fairfax County Redevelopment and Housing Authority (FCRHA) approval to revise select policies in Chapter 8, National Standards for the Physical Inspection of Real Estate and Rent Reasonableness Determination, of its Housing Choice Voucher (HCV) Program Administrative Plan (HCV Administrative Plan). Approval of most of the policy revisions is within the FCRHA's discretion. Approval of other policy revisions allow for the adoption of the U.S. Department of Housing and Urban Development (HUD) regulatory flexibility or those required under the Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate (NSPIRE) final rule.

#### RECOMMENDATION:

That the FCRHA approve the proposed revisions to the HCV Administrative Plan.

#### TIMING:

Immediate. All public housing authorities must be compliant with inspection standards as outlined in the NSPIRE final rule by October 1, 2025, for numerous programs including the Housing Choice Voucher (HCV) and Project Based Voucher programs. The NSPIRE final rule included amendments to 24 CFR parts 982 and 983 effective October 1, 2023.

#### RELATION TO FCRHA STRATEGIC PLAN:

The proposed action directly supports the mission of the FCRHA and the annual goals set forth in the FCRHA's Strategic Plan.

#### BACKGROUND:

The rules and regulations that direct how the FCRHA administers the HCV program are outlined in the HCV Administrative Plan, which is required by HUD. The HCV Administrative Plan is reviewed and updated on a regular basis to reflect changes in statutes and regulations and to ensure consistency in operations.

Public housing authorities administering the HCV program currently follow Housing Quality Inspections (HQS) requirements, developed by HUD, to conduct inspections and help ensure that properties are safe, sanitary, and habitable for households. On

FCRHA Agenda Item  
September 18, 2025

May 11, 2023, HUD released a final rule which replaced HQS and established a new approach, NSPIRE, to assessing housing quality through inspections. The purpose of NSPIRE is to consolidate, improve and update inspections standards. All public housing authorities administering the HCV and PBV programs were to transition to NSPIRE on October 1, 2023. Subsequently, on August 9, 2024, the NSPIRE compliance date for voucher programs was extended to October 1, 2025, through HUD PIH Notice 2024-26, REV-1. Updates to the HCV Administrative Plan, Chapter 8, include new requirements and policy changes as required under NSPIRE.

UPDATES TO CHAPTER 8:

Staff initiated a review of Chapter 8 of the HCV Administrative Plan and recommends the following changes for FCRHA approval:

New Proposed NSPIRE-Related Policies

NSPIRE mandates the FCRHA to adopt new policies, listed in Attachment 2 and summarized as follows:

- Owner and Family Responsibilities (*Chapter 8, Section 8-I.F., Family Responsibilities*) – The proposed policies are applicable to Housing Assistance Payment (HAP) contracts executed or renewed June 5, 2024, or earlier, and HAP contracts executed or renewed June 6, 2024, or later, noting that the damages beyond ordinary wear can be assessed against the tenant's security deposit.
- Owner and Family Responsibilities (*Chapter 8, Section 8-I.F., Owner Responsibilities*) – The proposed policies are applicable to Housing Assistance Payment (HAP) contracts executed or renewed June 5, 2024, or earlier, and HAP contracts executed or renewed June 6, 2024, or later, which describes owner responsibilities to repair housing quality violations not listed as family responsibilities.
- The Inspection Process (*Chapter 8, Section 8-II.A., Inspection Costs*) – The proposed policy notes that the FCRHA may charge a fee for failed reinspections.
- The Inspection Process (*Chapter 8, Section 8-II A., Remote Video Inspections (RVIs)*) – The proposed policy reflects the potential use of RVIs for any inspection the FCRHA deems necessary.
- The Inspection Process (*Chapter 8, Section 8-II.B., Approving Units with Non Life-Threatening Deficiencies*) – The proposed policy specifies situations when the FCRHA may approve assisted tenancy and begin paying HAP if a unit fails inspections for a non-life-threatening deficiency.
- The Inspection Process (*Chapter 8, Section 8-II.B., Approving Units Using Alternative Inspections*) – The proposed policy outlines the use of alternative inspections.
- The Inspection Process (*Chapter 8, Section 8-II.C., Scheduling the Inspection*) – The proposed policy outlines the processes for scheduling a periodic inspection.

FCRHA Agenda Item  
September 18, 2025

- The Inspection Process (Chapter 8, Section 8-II.G., HAP Withholding) – The proposed policy states that the FCRHA will not withhold assistance payments upon notification of the first failed inspection.

Proposed Changes to Existing Policies

Along with creating new policies, NSPIRE also requires the FCRHA to modify existing FCRHA policies included in Chapter 8. These modifications are listed in Attachment 3 and summarized as follows:

- NSPIRE Standards (Chapter 8, Section 8-I.D., Additional Local Requirements) - The proposed policy indicates whether there are any approved local variations to the NSPIRE standards.
- NSPIRE Standards (Chapter 8, Section 8-I.E., Life-Threatening Deficiencies) – The proposed policy describes additional life-threatening deficiencies that the FCRHA will consider when conducting inspections above what is included in NSPIRE.
- The Inspection Process (Chapter 8, Section 8-II.F., Notification of Corrective Actions) – The proposed policies update language regarding notification of corrective actions on HAP Contracts executed or renewed June 5, 2024, or earlier, and HAP Contracts executed or renewed June 6, 2024, or later. The policies describe notification processes for life-threatening and non-life-threatening deficiencies as well as responsibilities for owners and families.
- The Inspection Process (Chapter 8, Section 8-II.G., HAP Abatement) – The proposed policy describes HAP abatement if an owner fails to correct deficiencies by the specified time period, for HAP contracts executed or renewed June 5, 2024, or earlier, and for HAP contracts executed or renewed June 6, 2024, or later.
- The Inspection Process (Chapter 8, Section 8-II.G., HAP Contract Termination) – The proposed policies reflect the maximum length of time a HAP contract can be abated before the contract is terminated, for HAP contracts executed or renewed June 5, 2024, or earlier, and for HAP contracts executed or renewed June 6, 2024, or later.

Proposed Other (Non-Substantive) Changes

These changes are intended to clarify and update language and are listed in Attachment 4.

- The Inspection Process (Chapter 8, Section 8-II.A., Owner and Family Inspection Attendance) – The proposed changes update language to reflect new terminology required by NSPIRE.
- The Inspection Process (Chapter 8, Section 8-II.B., Timing of Initial Inspections) - The proposed change updates current language and reflects new terminology required by NSPIRE.
- The Inspection Process (Chapter 8, Section 8-II.B., Inspection Results and Reinspection) - The proposed policy updates language to reflect current practices.

FCRHA Agenda Item  
September 18, 2025

- The Inspection Process (*Chapter 8, Section 8-II.B., Appliances*) -The proposed changes update language to reflect new terminology required by NSPIRE.
- The Inspection Process (*Chapter 8, Section 8-II.C., Periodic Inspections*) – The proposed updates reflect current practices.
- The Inspection Process (*Chapter 8, Section 8-II.D., Interim Inspections*) – The proposed policy was updated for clarity.
- The Inspection Process (*Chapter 8, Section 8-II.F., Extensions*) – The proposed changes update language to reflect new terminology required by NSPIRE.
- The Inspection Process (*Chapter 8, Section 8-II.F., Reinspections*) – The proposed policy updates language for clarity.
- Rent Reasonableness (*Chapter 8, Section 8-III B., Owner-Initiated Rent Determinations*) – The proposed policy updates language for clarity.

STAFF IMPACT:

Staff spent significant time revising policies in the HCV Administrative Plan.

FISCAL IMPACT:

None.

ENCLOSED DOCUMENTS:

- |               |  |
|---------------|--|
| Attachment 1: | Resolution Number 18-25  |
| Attachment 2: | New Proposed NSPIRE-Related Policies to be Incorporated into the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |
| Attachment 3: | Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8                        |
| Attachment 4: | Summary of Other (Non-Substantive) Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8                |

STAFF:

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

Amy Ginger, Deputy Director, Operations, HCD

Steven Durham, Director, Rental Assistance, HCD

Linda Hoffman, Director, Policy & Communications (P&C), HCD

Brandy Thompson, Associate Director of Policy, P&C, HCD

ASSIGNED COUNSEL:

Richard Dzubin, Office of the County Attorney

ATTACHMENT 1

RESOLUTION NUMBER 18-25

Approval of Revisions to the Housing Choice Voucher Program Administrative Plan,  
Chapter 8

**BE IT RESOLVED** that the Fairfax County Redevelopment and Housing Authority (FCRHA) approves the revisions to its Housing Choice Voucher Program Administrative Plan, Chapter 8, as presented to the FCRHA on September 18, 2025.

## ATTACHMENT 2

| New Proposed NSPIRE-Related Policies to be Incorporated into the Housing Choice Voucher Administrative Plan, Chapter 8 |   |
|--|---|
| Reference or New Section/Title   | Proposed Policy   |
| <p>8-I.F. OWNER AND FAMILY RESPONSIBILITIES [24 CFR 982.404]</p> <p>Family Responsibilities</p>                        | <p><u>FCRHA Policy</u></p> <p><u>Applicable to HAP contracts executed or renewed June 5, 2024, or earlier:</u></p> <p>Damages beyond ordinary wear and tear will be considered to be damages which could be assessed against the security deposit under state law or in court practice.</p> <p><u>Applicable to HAP contracts executed or renewed June 6, 2024, or later [24 CFR 982.404(d)(1)]:</u></p> <p>Damages beyond ordinary wear and tear will be considered to be damages which could be assessed against the security deposit under state law or in court practice.</p>   |
| <p>8-I.F. OWNER AND FAMILY RESPONSIBILITIES [24 CFR 982.404]</p> <p>Owner Responsibilities</p>                         | <p><u>FCRHA Policy</u></p> <p><u>Applicable to HAP contracts executed or renewed June 5, 2024, or earlier:</u></p> <p>The owner is responsible for all housing quality violations not listed as a family responsibility above, even if the violation is caused by the family's living habits (e.g., vermin infestation). However, if the family's actions constitute a serious or repeated lease violation, the owner may assess the damages against the family's security deposit or take legal action to evict the family.</p> <p>The owner will be required to repair an inoperable smoke detector unless the FCRHA determines that the family has intentionally disconnected it (by removing batteries or other means). In this case, the family will be required to repair the smoke detector within 24 hours.</p> <p>The owner will not be responsible to repair common area deficiencies that are owned or maintained by a home-owner association (HOA).</p> |

## ATTACHMENT 2

| New Proposed NSPIRE-Related Policies to be Incorporated into the Housing Choice Voucher Administrative Plan, Chapter 8 |   |
|--|---|
| Reference or New Section/Title   | Proposed Policy   |
|  | <p><u>Applicable to HAP contracts executed or renewed June 6, 2024, or later [24 CFR 982.404(d)(1)]:</u></p> <p>The FCRHA will waive the owner's responsibility for housing quality standards deficiencies that have been determined to have been caused by the tenant, any member of the household, or any guest or other person under the tenant's control, to the extent the tenant can be held responsible for ensuring that the deficiencies are corrected; the tenant must take all necessary steps permissible under the lease and state and local law to remedy the deficiency. This may include paying the owner for the cost of the necessary repairs in accordance with the lease.</p>   |
| <p>8-II.A. OVERVIEW<br/>[24 CFR 982.405]</p> <p>Inspection Costs [Notice PIH 2016-05 and 24 CFR 5.705(h)]</p>          | <p><u>FCRHA Policy</u></p> <p>The FCRHA may charge a fee for failed reinspections requested by the landlord after the period required for repair has lapsed.</p>  |
| <p>8-II.A. OVERVIEW<br/>[24 CFR 982.405]</p> <p>Remote Video Inspections<br/>[Notice PIH 2020-31]</p>                  | <p><u>FCRHA Policy</u></p> <p>The FCRHA may opt to conduct any reinspection using RVI. An FCRHA inspector may perform an inspection or confirm the repair of deficiency found during a prior inspection from a remote location using video streaming technology with a person at the inspection site serving as a proxy. The proxy follows the direction of the inspector throughout the entire inspection process. The FCRHA recommends that the tenant or landlord or property manager attend the inspection as the proxy. The proxy must be mutually agreed upon by FCRHA, the landlord, and tenant.</p> <p>The FCRHA will notify the tenant and landlord that the NSPIRE inspection will be conducted remotely, explain why RVI will be used, and provide a contact phone number and email for a tenant to ask questions or express concerns. The landlord and tenant will be required to execute a Hold Harmless Inspection Agreement. If an agreement cannot be reached, the FCRHA will follow the procedures for on-site inspections.</p> <p>RVI entails the proxy remotely following the directions of the inspector and streaming (not recording) the RVI. On the exterior, a proxy must examine all sides of a structure, including fences and outbuildings, visually examining paint conditions of all siding, trim, windows, porches, steps, columns, and any other painted areas. On the interior, a proxy must review each room separately and visually examine the paint conditions of walls, ceilings, steps, floors, doors, door frames, and windows, including window troughs. For deteriorated paint (including cracked, chipped, or otherwise damaged paint), a proxy must document the amount of deterioration, indicating whether the scale is greater or less than the HUD de minimis amounts.</p> |



## ATTACHMENT 2

| New Proposed NSPIRE-Related Policies to be Incorporated into the Housing Choice Voucher Administrative Plan, Chapter 8   |   |
|--|---|
| Reference or New Section/Title   | Proposed Policy   |
| <p>8-II.B. INITIAL INSPECTION<br/>[24 CFR 982.405(a)]</p> <p>Approving Units with Non-Life-Threatening Deficiencies [FR Notice 1/18/17; Notice PIH 2017-20; FR Notice 5/7/24; and 24 CFR 982.405(j)]</p> | <p><u>FCRHA Policy</u></p> <p>The FCRHA may use the Non-Life-Threatening (NLT) option for units vacated by a voucher holder and subsequently being leased by a new voucher holder. The FCRHA will confirm that all NLT repair items have been repaired within 60 days of the initial inspection.</p>  |
| <p>8-II.B. INITIAL INSPECTION<br/>[24 CFR 982.405(a)]</p> <p>Approving Units Using Alternative Inspections [FR Notice 1/18/17; Notice PIH 2017-20; FR Notice 5/7/24; and 24 CFR 982.406]</p>             | <p><u>FCRHA Policy</u></p> <p>The FCRHA will not rely on alternative inspections and will conduct an initial inspection for each unit prior to executing a HAP contract with the owner.</p>   |
| <p>8-II.C. PERIODIC INSPECTIONS<br/>[24 CFR 982.405(b) and Notice PIH 2016-05]</p> <p>Scheduling the Inspection</p>  | <p><u>FCRHA Policy</u></p> <p>If an adult cannot be present on the scheduled date, the family should request that the FCRHA reschedule the inspection. The FCRHA and family will agree on a new inspection date that generally should take place within 10 business days of the originally scheduled date.</p> <p>If the family misses the first scheduled appointment without requesting a new inspection date, the FCRHA will automatically schedule a second inspection. If the family misses two scheduled inspections without FCRHA approval, the FCRHA will consider the family to have violated its obligation to make the unit available for inspection. This may result in termination of the family's assistance in accordance with Chapter 12.</p> |
| <p>8-II.G. ENFORCING OWNER COMPLIANCE</p> <p>HAP Withholding<br/>[24 CFR 982.404(d)(1)]</p>  | <p><u>FCRHA Policy</u></p> <p>The FCHRA will not withhold assistance payments upon notification of the first failed inspection.</p>   |

| Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |   |  |   |
|---|---|--|---|
| Proposed Revision   | Reference   | Current Policy   | Proposed Policy   |
| <i>Policy updated to reflect local inspection requirements</i>  | 8-I.D. ADDITIONAL LOCAL REQUIREMENTS<br><br>[24 CFR 5.705(a)(3) and Notice PIH 2024-26] | <u>FCRHA Policy</u><br><br>The heating system must be capable of maintaining an interior temperature of 65 degrees Fahrenheit between October 1 and May 1. | <u>FCRHA Policy</u><br><br>The FCRHA has not requested any HUD-approved variations to NSPIRE standards. |

| Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |  |  |   |
|---|--|--|---|
| Proposed Revision   | Reference  | Current Policy   | Proposed Policy   |
| Updates language to reflect NSPIRE requirements   | 8-I.E. LIFE-THREATENING DEFICIENCIES<br>[Notice PIH 2024-26] | <p><u>FCRHA Policy</u></p> <p>The following are considered life-threatening conditions:</p> <ul style="list-style-type: none"> <li>- Gas (natural or liquid petroleum) leak or fumes</li> <li>- Electrical hazards that could result in shock or fire</li> <li>- Inoperable or missing smoke detector</li> <li>- Interior air quality (inoperable or missing carbon monoxide detector, where required)</li> <li>- Gas/oil fired water heater or heating, ventilation, or cooling system with missing, damaged, improper, or misaligned chimney or venting</li> <li>- Lack of alternative means of exit in case of fire or blocked egress</li> <li>- Other interior hazards (missing or damaged fire extinguisher, where required)</li> <li>- Deteriorated paint surfaces in a unit built before 1978 and to be occupied by a family with a child under 6 years of age</li> <li>- Any other condition subsequently identified by HUD as life-threatening in a notice published in the Federal Register</li> <li>- Major plumbing leaks or flooding, waterlogged ceiling or floor in imminent danger of falling</li> <li>- Absence of a working heating system when outside temperature is below 60 degrees Fahrenheit</li> <li>- Utilities not in service, including no running hot water</li> <li>- Absence of a functioning toilet in the unit</li> </ul> | <p><u>FCRHA Policy</u></p> <p>In addition to those listed under the NSPIRE standards, utilities not in service, are considered a life-threatening condition. A life-threatening condition will also be considered if a permanently installed cooling source is not working or the permanently installed cooling source is working and the interior temperature is greater than 77 degrees Fahrenheit, between May 16<sup>th</sup> and October 1<sup>st</sup>.</p> |

| Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |           |  |                 |
|---|-----------|--|-----------------|
| Proposed Revision   | Reference | Current Policy   | Proposed Policy |
|   |           | <p>If an owner fails to correct life-threatening conditions as required by the FCRHA, the FCRHA will enforce the HQS in accordance with HUD requirements. See 8-II-G.</p> <p>If a family fails to correct a family-caused life-threatening condition as required by the FCRHA, the FCRHA will enforce the family obligations. See 8-II.H</p> |                 |

| Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |  |  |  |
|---|--|--|--|
| Proposed Revision   | Reference  | Current Policy   | Proposed Policy  |
| <p><i>Updates language to reflect NSPIRE requirements</i></p>   | <p>8-II.F. INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT</p> <p>Notification of Corrective Actions</p> | <p><u>FCRHA Policy</u></p> <p>If the unit meets HQS standards as required in 24 CFR 982.401, the inspector will notify the tenant and owner/agent of the passed inspection result in writing and will mail the notification letter via USPS within two (2) business days from the completed inspection.</p> <p>If the unit does not meet HQS standards and life-threatening conditions are identified, the FCRHA will immediately notify the owner/agent and family by telephone, fax, or email. The inspector will identify the deficiency and communicate that the violation must be corrected within 24 hours. The FCRHA will verify that the deficiency has been corrected within 24 hours of the original notification period [8-I.C.].</p> <p>If the unit does not meet HQS standards and the observed conditions are not life threatening, the FCRHA will send the owner/agent and family a written notification of the inspection results within two (2) business days of the inspection via USPS first-class mail and if available, an e-mail notification may be sent as well.</p> | <p><u>FCRHA Policy</u></p> <p><u>Applicable to HAP contracts executed or renewed June 5, 2024, or earlier:</u></p> <p>When life-threatening deficiencies are identified, the FCRHA will immediately notify both parties by telephone or email. The notice will specify who is responsible for correcting the violation. The corrective actions must be taken within 24 hours of the FCRHA's notice.</p> <p>When failures that are severe or moderate are identified, the FCRHA will send the owner and the family a written notification of the inspection results within five business days of the inspection. The written notice will specify who is responsible for correcting the violation, and the time frame within which the failure must be corrected. Generally, not more than 30 calendar days will be allowed for the correction. If low deficiencies are identified, these deficiencies will only be noted for informational purposes.</p> <p>The notice of inspection results will inform the owner that if life-threatening conditions are not corrected within 24 hours, and non-life-threatening conditions are not corrected within the specified time frame (or any FCRHA -approved extension), the owner's HAP will be abated in accordance with FCRHA policy (reference Chapter 8, Section II.G).</p> |

## ATTACHMENT 3

| Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |           |                |   |
|---|-----------|----------------|---|
| Proposed Revision   | Reference | Current Policy | Proposed Policy   |
|   |           |                | <p>Likewise, in the case of family caused deficiencies, the notice will inform the family that if corrections are not made within the specified time frame (or any FCRHA-approved extension, if applicable) the family's assistance will be terminated in accordance with FCRHA policy (reference Chapter 12).</p> <p><u>Applicable to HAP contracts executed or renewed June 6, 2024, or later [24 CFR 982.404(d)(1)]:</u></p> <p>The owner and the family will be notified in writing of the results of all inspections. When an inspection identifies housing quality standards failures, the FCRHA will determine (1) whether or not the failure is a life-threatening condition and (2) whether the family or owner is responsible.</p> <p>The FCRHA will not withhold assistance payments to the owner upon notification of the first failed inspection.</p> <p>When life-threatening conditions are identified, the FCRHA will immediately notify both parties by telephone or email. The notice will specify who is responsible for correcting the violation. The corrective actions must be taken within 24 hours of the FCRHA's notice.</p> |

## ATTACHMENT 3

| Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |           |                |  |
|---|-----------|----------------|--|
| Proposed Revision   | Reference | Current Policy | Proposed Policy  |
|   |           |                | <p>When failures that are not life-threatening are identified, the FCRHA will send the owner and the family a written notification of the inspection results within five business days of the inspection. The written notice will specify who is responsible for correcting the violation, and the time frame within which the failure must be corrected. Generally, not more than 30 calendar days will be allowed for the correction.</p> <p>If the owner is responsible for correcting the deficiency, the notice of inspection results will inform the owner that if life-threatening conditions are not corrected within 24 hours, and non-life-threatening conditions are not corrected within the specified time frame (or any FCRHA -approved extension), the owner's HAP will be abated in accordance with FCRHA policy (reference Chapter 8, Section II.G). The FCRHA understands that owners may not be able to commission repairs for life-threatening deficiencies identified in common areas, under the auspices of a home ownership association, nonetheless the owner's HAP will be abated in accordance with FCRHA policy (reference Chapter 8, Section II.G).</p> <p>Likewise, if the family is responsible for correcting the deficiency, the notice will inform the family that if corrections are not made within the specified time frame (or any FCRHA -approved extension, if applicable) the family's assistance will be terminated in accordance with FCRHA policy (reference Chapter 12).</p> |

| Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |   |  |   |
|---|---|--|---|
| Proposed Revision   | Reference   | Current Policy   | Proposed Policy   |
| Updates language to reflect NSPIRE requirements   | 8-II.G. ENFORCING OWNER COMPLIANCE<br><br>HAP Abatement | <p><u>FCRHA Policy</u></p> <p>The FCRHA will abate HAP payments to owners who do not comply with notifications to correct HQS deficiencies within the required 30-day period from the initial fail action. The FCRHA will make all HAP abatements effective the first of the month following the expiration of the FCRHA specified correction period (including any approved extension). The owner will receive 30-day written notification of the abatement. The FCRHA will include the 30-day notice to abate in the original violations notice [8-II.F.] [8-II.G].</p> <p>If the owner/agent corrects identified deficiencies and the unit passes HQS inspection prior to the first of the month or abatement effective date, the abatement action will be canceled [HCV GB p 10-29] and the FCRHA will reinstate HAP payments on the day the owner complies.</p> | <p><u>FCRHA Policy</u></p> <p><u>Applicable to HAP contracts executed or renewed June 5, 2024, or earlier:</u></p> <p>The FCRHA will make all HAP abatements effective the first of the month following the expiration of the FCRHA specified correction period (including any extension).</p> <p>The FCRHA will inspect abated units within five business days of the owner's notification that the work has been completed. Payment will resume effective on the day the unit passes inspection.</p> <p><u>Applicable to HAP contracts executed or renewed June 6, 2024, or later [24 CFR 982.404(d)(2)]:</u></p> <p>The-FCRHA will make all HAP abatements effective the first of the month following the expiration of the FCRHA-specified correction period (including any extension).</p> <p>The FCRHA will inspect abated units within five business days of the owner's notification that the work has been completed. Payment will resume effective on the day the unit passes inspection.</p> |



| Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |           |  |                 |
|---|-----------|--|-----------------|
| Proposed Revision   | Reference | Current Policy   | Proposed Policy |
|   |           | <p>Following a failure to comply with notice of deficiency owners are not entitled to HAP payments from the first of the month following the expiration of the FCRHA specified correction period (including any approved extensions) until the day the unit passes HQS. The FCRHA will abate the monthly HAP for a period not to exceed 90 calendar days [8.II-G HAP Contract Termination]. If the owner/agent corrects the deficiencies and schedules the re-inspection with the FCRHA, the FCRHA will remove the abatement for the remaining months of the HAP contract after verifying the deficiencies have been corrected. For each day the required repairs are not completed during the abatement period, the owner/agent will not receive retroactive payment. As part of the failed reinspection and abatement process, a tenant will be offered a voucher to move to a new unit.</p> |                 |

| Summary of Proposed Policy Changes to the Housing Choice Voucher (HCV) Administrative Plan, Chapter 8 |  |   |   |
|---|--|---|---|
| Proposed Revision   | Reference  | Current Policy  | Proposed Policy   |
| Updates language to reflect NSPIRE requirements   | 8-II.G. ENFORCING OWNER COMPLIANCE<br><br>HAP Contract Termination | <p><u>FCRHA Policy</u></p> <p>The maximum length of time that HAP may be abated is 90 calendar days from the abatement effective date, which starts on the first of the month following the first failed reinspection. However, if the owner/agent completes corrections and notifies the PHA before the 90-day termination of the HAP contract, the FCRHA may rescind the termination notice if (1) the family still resides in the unit and wishes to remain in the unit and (2) the unit passes inspection.</p> <p>If the owner/agent fails to correct the deficiencies, the HAP contract will be terminated at the end of the 90-day abatement period. The FCRHA will give the tenant and owner/agent a reasonable notice of HAP contract termination of at least 30 days prior to the HAP termination effective date. Should the family remain in the unit beyond the HAP termination effective date, the family will be responsible for the unit's full rent.</p> <p>If the owner/agent completes corrections and notifies the FCRHA before the termination of the HAP contract, the FCRHA may rescind the termination notice if (1) the family still resides in the unit and wishes to remain in the unit and (2) the unit passes inspection.</p> <p>Exceptions to this policy will be considered as a reasonable accommodation.</p> | <p><u>FCRHA Policy</u></p> <p><u>Applicable to HAP contracts executed or renewed June 5, 2024, or earlier:</u></p> <p>The maximum length of time that HAP may be abated is 90 calendar days. However, if the owner completes corrections and notifies the FCRHA before the termination date of the HAP contract, the FCRHA may rescind the termination notice if (1) the family still resides in the unit and wishes to remain in the unit and (2) the unit passes inspection.</p> <p>Reasonable notice of HAP contract termination by the FCRHA is 30 calendar days.</p> <p><u>Applicable to HAP contracts executed or renewed June 6, 2024, or later [24 CFR 982.404(d)(2)]:</u></p> <p>The maximum length of time that HAP may be abated is 60 calendar days. However, if the owner completes corrections and notifies the FCRHA before the termination date of the HAP contract, the FCRHA may rescind the termination notice if (1) the family still resides in the unit and wishes to remain in the unit and (2) the unit passes inspection.</p> <p>Reasonable notice of HAP contract termination by the FCRHA is 30 calendar days. The FCRHA will issue a voucher to permit the family to move to another unit as described in Chapter 10.</p> |

| Summary of Other (Non-Substantive) Changes to the Housing Choice Voucher (HCV) Administrative Plan                        |   |   |
|---|---|---|
| Section/Title   | New Language  | Comments  |
| <p>8-II.A. OVERVIEW<br/>[24 CFR 982.405]</p> <p>Owner and Family Inspection Attendance</p>                                | <p><u>FCRHA Policy</u></p> <p>When a family occupies the unit at the time of inspection an adult family member (18 years of age or older) or adult family representative (18 years of age or older) must be present for the inspection. The presence of the owner or the owner's representative is encouraged but is not required. It is recommended that both the family and owner/agent ensure access is granted to the unit for a regularly scheduled, interim or special inspection.</p> <p>At initial inspection of a vacant unit, the FCRHA will inspect the unit in the presence of the owner or owner's representative. The presence of a family representative is permitted but is not required.</p>   | Language updated to reflect new terminology required by NSPIRE                  |
| <p>8-II.B. INITIAL INSPECTIONS<br/>[24 CFR 982.405(a)]</p> <p>Timing of Initial Inspections [24 CFR 982.305(b)(2)(i)]</p> | <p><u>FCRHA Policy</u></p> <p>The FCRHA will complete the initial inspection, determine whether the unit satisfies housing quality standards, and notify the owner and the family of the determination within 15 calendar days of submission of the Request for Tenancy Approval (RTA).</p>   | Language updated for clarity and to reflect new terminology required by NSPIRE. |
| <p>8-II.B. INITIAL INSPECTIONS<br/>[24 CFR 982.405(a)]</p> <p>Inspection Results and Reinspections</p>                    | <p><u>FCRHA Policy</u></p> <p>If any deficiencies are identified, the owner will be notified of the deficiencies and be given a time frame to correct them. If requested by the owner, the time frame for correcting the deficiencies may be extended by the FCRHA for good cause. The FCRHA will reinspect the unit within five business days of the date the owner notifies the FCRHA that the required corrections have been made.</p> <p>If the time period for correcting the deficiencies (or any FCRHA-approved extension) has elapsed, or the unit fails at the time of the reinspection, the FCRHA will notify the owner and the family that the unit has been rejected and that the family must search for another unit depending on the severity of the failed item(s). The FCRHA may agree to conduct a second reinspection, for good cause, at the request of the family and owner.</p> <p>Following a failed reinspection, the family may submit a new Request for Tenancy Approval for the same unit after the owner has made repairs, if they are unable to locate another suitable unit.</p> | The policy was updated to reflect current practices.                            |

| Summary of Other (Non-Substantive) Changes to the Housing Choice Voucher (HCV) Administrative Plan |  |   |
|--|--|---|
| Section/Title  | New Language   | Comments  |
| <p>8-II.B. INITIAL INSPECTIONS<br/>[24 CFR 982.405(a)]</p> <p>Appliances</p>                       | <p><u>FCRHA Policy</u></p> <p>If the family is responsible for supplying the stove and/or refrigerator, the FCRHA will allow the stove and refrigerator to be placed in the unit after the unit has met all other NSPIRE requirements. The required appliances must be in place before the HAP contract is executed by the FCRHA. The FCRHA can execute the HAP contract based upon a self-certification from the family that the appliances have been installed and are working based on documentation (e.g., pictures or videos). Or, a confirmatory inspection can be scheduled within 30 calendar days of HAP contract approval.</p> | <p>Language updated to reflect new terminology required by NSPIRE</p> |

| Summary of Other (Non-Substantive) Changes to the Housing Choice Voucher (HCV) Administrative Plan |   |              |                      |     |             |         |                                   |             |            |  |
|--|---|--------------|----------------------|-----|-------------|---------|-----------------------------------|-------------|------------|--|
| Section/Title  | New Language  | Comments     |                      |     |             |         |                                   |             |            |  |
| 8-II.C. PERIODIC INSPECTIONS [24 CFR 982.405(b) and Notice PIH 2016-05]                            | <p><u>FCRHA Policy</u></p> <p>The FCRHA follows inspections protocols as outlined in MTW Activity 2014-3. The FCRHA conducts regularly scheduled inspections for each unit under a HAP contract. Depending on the program, inspections may be conducted either biennially or triennially.</p> <table><tr><th>Program Type</th><th>Inspection Frequency</th></tr><tr><td>HCV</td><td>Triennially</td></tr><tr><td>RAD-PBV</td><td>50% of properties done biennially</td></tr><tr><td>Non-RAD PBV</td><td>Biennially</td></tr></table> <p>RAD project-based voucher (PBV) properties shall be inspected biennially, with half of all properties inspected on odd numbered years and the remaining half inspected on even numbered years. Shown below are the RAD PBV properties and which year (odd or even) they shall be inspected.</p> | Program Type | Inspection Frequency | HCV | Triennially | RAD-PBV | 50% of properties done biennially | Non-RAD PBV | Biennially | The policy was updated to reflect current practices. |
| Program Type   | Inspection Frequency  |              |                      |     |             |         |                                   |             |            |  |
| HCV  | Triennially   |              |                      |     |             |         |                                   |             |            |  |
| RAD-PBV  | 50% of properties done biennially   |              |                      |     |             |         |                                   |             |            |  |
| Non-RAD PBV  | Biennially  |              |                      |     |             |         |                                   |             |            |  |

| Summary of Other (Non-Substantive) Changes to the Housing Choice Voucher (HCV) Administrative Plan |  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
|--|--|----------|--------------------|----------------------|-----|----------------|-----|-----------------|-----|----------------|-----|---------|-----|--------------------------|-----|--------------------|-----|------------|-----|---------------|-----|------------------|-----|-----------|-----|----------------------|-----|----------------------|-----|--------------|-----|------------------|-----|--------------------------|-----|---------------|-----|--------------|-----|---------------|------|-----------|------|--------------|------|------------|------|---------------|------|------------|------|------------|------|-------------------|------|-----------|------|----------|------|-------------|------|------------------|------|-------------|------|-------------------|------|--------------|------|-----------|------|--|
| Section/Title  | New Language   | Comments |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
|  | <table><tr><th>Property</th><th>Year (Odd or Even)</th></tr><tr><td>Greenwood Apartments</td><td>Odd</td></tr><tr><td>Rosedale Manor</td><td>Odd</td></tr><tr><td>Old Mill Garden</td><td>Odd</td></tr><tr><td>One University</td><td>Odd</td></tr><tr><td>Audubon</td><td>Odd</td></tr><tr><td>Villages at Falls Church</td><td>Odd</td></tr><tr><td>Reston Town Center</td><td>Odd</td></tr><tr><td>Westford I</td><td>Odd</td></tr><tr><td>Briarcliff II</td><td>Odd</td></tr><tr><td>Heritage Woods I</td><td>Odd</td></tr><tr><td>Shadowood</td><td>Odd</td></tr><tr><td>Heritage Woods South</td><td>Odd</td></tr><tr><td>Heritage Woods North</td><td>Odd</td></tr><tr><td>Water's Edge</td><td>Odd</td></tr><tr><td>Colchester Towne</td><td>Odd</td></tr><tr><td>Sheffield Village Square</td><td>Odd</td></tr><tr><td>Woodlawn Glen</td><td>Odd</td></tr><tr><td>Monroe Chase</td><td>Odd</td></tr><tr><td>Kingsley Park</td><td>Even</td></tr><tr><td>Creekside</td><td>Even</td></tr><tr><td>Westford III</td><td>Even</td></tr><tr><td>Ragan Oaks</td><td>Even</td></tr><tr><td>Barros Circle</td><td>Even</td></tr><tr><td>Belle View</td><td>Even</td></tr><tr><td>The Atrium</td><td>Even</td></tr><tr><td>Newington Station</td><td>Even</td></tr><tr><td>Westglade</td><td>Even</td></tr><tr><td>The Park</td><td>Even</td></tr><tr><td>Westford II</td><td>Even</td></tr><tr><td>Virginia Station</td><td>Even</td></tr><tr><td>Walney Oaks</td><td>Even</td></tr><tr><td>Springfield Green</td><td>Even</td></tr><tr><td>Greenwood II</td><td>Even</td></tr><tr><td>The Green</td><td>Even</td></tr></table> | Property | Year (Odd or Even) | Greenwood Apartments | Odd | Rosedale Manor | Odd | Old Mill Garden | Odd | One University | Odd | Audubon | Odd | Villages at Falls Church | Odd | Reston Town Center | Odd | Westford I | Odd | Briarcliff II | Odd | Heritage Woods I | Odd | Shadowood | Odd | Heritage Woods South | Odd | Heritage Woods North | Odd | Water's Edge | Odd | Colchester Towne | Odd | Sheffield Village Square | Odd | Woodlawn Glen | Odd | Monroe Chase | Odd | Kingsley Park | Even | Creekside | Even | Westford III | Even | Ragan Oaks | Even | Barros Circle | Even | Belle View | Even | The Atrium | Even | Newington Station | Even | Westglade | Even | The Park | Even | Westford II | Even | Virginia Station | Even | Walney Oaks | Even | Springfield Green | Even | Greenwood II | Even | The Green | Even |  |
| Property   | Year (Odd or Even)   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Greenwood Apartments   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Rosedale Manor   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Old Mill Garden  | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| One University   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Audubon  | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Villages at Falls Church   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Reston Town Center   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Westford I   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Briarcliff II  | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Heritage Woods I   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Shadowood  | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Heritage Woods South   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Heritage Woods North   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Water's Edge   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Colchester Towne   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Sheffield Village Square   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Woodlawn Glen  | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Monroe Chase   | Odd  |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Kingsley Park  | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Creekside  | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Westford III   | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Ragan Oaks   | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Barros Circle  | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Belle View   | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| The Atrium   | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Newington Station  | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Westglade  | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| The Park   | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Westford II  | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Virginia Station   | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Walney Oaks  | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Springfield Green  | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| Greenwood II   | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |
| The Green  | Even   |          |                    |                      |     |                |     |                 |     |                |     |         |     |                          |     |                    |     |            |     |               |     |                  |     |           |     |                      |     |                      |     |              |     |                  |     |                          |     |               |     |              |     |               |      |           |      |              |      |            |      |               |      |            |      |            |      |                   |      |           |      |          |      |             |      |                  |      |             |      |                   |      |              |      |           |      |  |

| Summary of Other (Non-Substantive) Changes to the Housing Choice Voucher (HCV) Administrative Plan |   |                                       |
|--|---|---------------------------------------|
| Section/Title  | New Language  | Comments                              |
|  | <div>Barkley Square</div> <div>Even</div> <p>The FCRHA, program participants, owners/agents, housing specialists, or a third-party management company have the option to request a special inspection at any time. The FCRHA will not rely on alternative inspection standards. The FCRHA reserves the right to require an inspection of any unit or owner at any time.</p>   |                                       |
| 8-II.D. INTERIM INSPECTIONS<br>[24 CFR 982.405(d)]   | <p><u>FCRHA Policy</u></p> <p>In the case of life-threatening conditions, the FCRHA will contact the owner/agent and family by phone to schedule and conduct a special inspection within 24 hours from receiving notification of the life-threatening condition.</p> <p>In the case of non-life-threatening conditions, the FCRHA will contact the owner/agent and family by phone to schedule a special inspection within two (2) business days, from receiving notification of the non-life-threatening condition. The FCRHA will conduct the special inspection within five (5) business days from the date of the request for an inspection. If the unit fails inspection, a reinspection will be scheduled for 30 calendar days from the fail date.</p> <p>During an interim inspection, the FCRHA generally will inspect only those deficiencies that were reported. However, the inspector will record any additional deficiencies that are observed and will require the responsible party to make the necessary repairs.</p> <p>If the periodic inspection has been scheduled or is due within 90 calendar days of the date the interim inspection is scheduled, the FCRHA may elect to conduct a full inspection.</p> | The language was updated for clarity. |

| Summary of Other (Non-Substantive) Changes to the Housing Choice Voucher (HCV) Administrative Plan                              |  |   |
|---|--|---|
| Section/Title   | New Language   | Comments  |
| <p>8-II.F. INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT</p> <p>Extensions</p>                              | <p><u>FCRHA Policy</u></p> <p>For conditions that are not life-threatening, extensions will be granted in cases where the FCRHA has determined that the responsible party has made a good faith effort to correct the deficiencies and is unable to for reasons beyond their control. Reasons may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>• A repair cannot be completed because required parts or services are not available or they have been ordered and will be available within a specific time.</li> <li>• A repair cannot be completed because of weather conditions.</li> <li>• A reasonable accommodation has been requested.</li> <li>• Incidents of hoarding where the tenant is making a good faith effort to correct the deficiency.</li> </ul> <p>The length of the extension will be determined on a case-by-case basis, but will not exceed 60 calendar days, except in the case of delays caused by weather conditions. In the case of weather conditions, extensions may be continued until the weather has improved sufficiently to make repairs possible. The necessary repairs must be made within 15 calendar days, once the weather conditions have subsided.</p> | <p>Language updated to reflect new terminology required by NSPIRE</p> |
| <p>8-II.F. INSPECTION RESULTS AND REINSPECTIONS FOR UNITS UNDER HAP CONTRACT</p> <p>Reinspections</p> <p>24 CFR 982.405(i)]</p> | <p><u>FCRHA Policy</u></p> <p>The FCRHA will conduct a reinspection immediately following the end of the corrective period, or any FCRHA approved extension. Based on the nature and extent of the deficiency (e.g. leaky faucet, etc.), the FCRHA may accept a certification from the owner that the deficiency has been corrected in lieu of a reinspection.</p> <p>The family and owner will be given reasonable notice of the reinspection appointment. If the deficiencies have not been corrected by the time of the reinspection, the FCRHA will send a notice of abatement to the owner, or in the case of family caused violations, a notice of termination to the family, in accordance with FCRHA policies. If the FCRHA is unable to gain entry to the unit to conduct the scheduled reinspection, the FCRHA will consider the family to have violated its obligation to make the unit available for inspection. This may result in termination of the family's assistance in accordance with Chapter 12.</p>  | <p>The language was updated for clarity.</p>                          |



| Summary of Other (Non-Substantive) Changes to the Housing Choice Voucher (HCV) Administrative Plan              |  |  |
|---|--|--|
| Section/Title   | New Language   | Comments                                     |
| <p>8-III.B. WHEN RENT REASONABLENESS DETERMINATIONS ARE REQUIRED</p> <p>Owner-Initiated Rent Determinations</p> | <p><u>FCRHA Policy</u></p> <p>After the initial occupancy period, the owner may request a rent adjustment in accordance with the owner's lease. For rent increase requests after initial lease-up, the FCRHA may request owners to provide information about the rents charged for other units on the premises, if the premises include more than four (4) units. In evaluating the proposed rents in comparison to other units on the premises the FCRHA will consider unit size and length of tenancy in the other units.</p> <p>The FCRHA will determine whether the requested increase is reasonable within 10 business days of receiving the request from the owner. The FCRHA will determine whether the requested increase is reasonable within 15 business days of receiving the request from the owner for rent increase request. The owner will be notified of the determination in writing.</p> <p>All rent adjustments will be effective the first of the month following 60 calendar days after the FCRHA's receipt of the owner's request or on the date specified by the owner, whichever is later.</p> | <p>The language was updated for clarity.</p> |

FCRHA Agenda Item  
September 18, 2025

INFORMATION - 1

Summary of the Board of Supervisors' Housing Committee Meeting –  
July 8, 2025

On July 8, 2025, the Board of Supervisors' (Board) Housing Committee held a meeting in Conference Room 11 of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia. Members of the Board present for the meeting were: Supervisor Dalia Palchik, Committee Chairman; Supervisor Walter Alcorn; Supervisor James Bierman, Jr.; Supervisor Pat Herrity; Supervisor Andres Jimenez; Supervisor Rodney Lusk; Supervisor Kathy Smith; Supervisor James Walkinshaw. Also present were Bryan Hill, County Executive, and Christopher Leonard, Deputy County Executive.

Update on Federal Activity

Christopher Leonard, Deputy County Executive, reported to the Board that the County is analyzing the impacts of safety net program changes, particularly Medicaid and SNAP, following the passage of the federal budget reconciliation bill on July 3, 2025. Mr. Leonard anticipates there will be state-level changes that will require consideration and inclusion in the County's legislative package. County staff will maintain communication with the Board to keep them updated.

Progress on Housing Initiatives and Development

Thomas Fleetwood, Director, Department of Housing and Community Development (HCD), provided an overview of HCD's progress since the Board's last Housing Committee meeting. Mr. Fleetwood noted that the Administration's Fiscal Year 2026 proposed federal budget included substantial reductions to the U.S. Department of Housing and Urban Development's (HUD) budget that could have an impact on rental assistance programs, homelessness programs, the HOME Investment Partnerships Program (HOME) and the Community Development Block Grant (CDBG) program. Improvements to the Low-Income Housing Tax Credit (LIHTC) program were included in the federal budget reconciliation legislation, including an increase in the 9% tax credit allocation to the states and a change to the requirement for the use of private activity bonds to access 4% credits. Mr. Fleetwood noted this could increase the capacity of the state's bond volume cap to support the LIHTC programs.

Regarding the County's homelessness response, Mr. Fleetwood announced that the new Fair Ridge Family Shelter opened on April 2, 2025, reducing the reliance on hotels and creating additional capacity to serve single adults experiencing homelessness at the Embry Rucker Community Shelter in the Hunter Mill District. Mr. Fleetwood stated that progress is also moving forward with the replacement of the Embry Rucker shelter and the Eleanor Kennedy shelter located in the Mount Vernon District. Additionally, staff continue to work to deliver new Permanent Supportive Housing (PSH) units as the

## FCRHA Agenda Item September 18, 2025

Fairfax County Redevelopment and Housing Authority (FCRHA) has signed the Memorandum of Agreement with the Commonwealth of Virginia for the new state-funded PSH program allocating 300 PSH vouchers for those with severe mental illness.

Mr. Fleetwood also provided an update on HCD's progress toward the goal of creating 10,000 net new affordable homes by 2034. The FCRHA recently broke ground on the County's first office-to-residential repurposing with the Telestar Court development in the Providence District. Additionally, the Autumn Willow development is nearing completion and is expected to open soon, making available 150 new units of senior housing. Mr. Fleetwood further highlighted senior housing, noting the economic challenges many older adults face and the growing need for affordable housing. Staff will continue to work to understand the services needed by the County's senior population as related to housing.

### Progress on Homeownership Initiatives

Callahan Seltzer, Director, Real Estate and Community Development Finance, HCD, and Gentry Alexander, Director, Homeownership, HCD, discussed HCD's homeownership programs. Ms. Seltzer shared a visual of the Fairfax County housing continuum, noting County administered homeownership programs and the corresponding income bands of program participants.<sup>1</sup> Mr. Alexander noted that over 1,600 households were supported between the County's Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) portfolio with 84 new households added in FY 2025. Additionally, staff continue to improve process efficiency and the customer, developer, and lender experience.

Mr. Alexander also provided updates on the administration of Community Development Block Grant (CDBG) funds which can provide up to \$10,000 in downpayment assistance for households earning up to 80% of the Area Median Income (AMI). Mr. Alexander noted that CDBG funds were used to assist 79 households in FY 2025. Through the Sponsoring Partnerships and Revitalizing Communities (SPARC) program, a partnership with Virginia Housing for first-time homebuyers, \$16.9 million in mortgage capital was invested to support 43 households in FY 2025. Mr. Alexander also noted that the FCRHA entered a Memorandum of Understanding on June 20, 2025, with Virginia Housing for \$7.5 million in Virginia REACH grant funds, targeting homeownership opportunities for low and moderate-income households. Ms. Seltzer highlighted HCD's efforts using non-County funds, noting the utilization of state and federal funds to further the department's homeownership mission.

### Update to Tenant Relocation Guidelines

Gentry Alexander, Director, Homeownership, HCD, discussed the tenant relocation

---

<sup>1</sup> Homeownership programs administered by HCD noted on the Fairfax County Housing Continuum include Affordable Dwelling Units (ADUs), Workforce Dwelling Units (WDUs), CDBG Downpayment Assistance, SPARC (VAH), and Housing Choice Voucher Homeownership Program.

FCRHA Agenda Item  
September 18, 2025

guidelines. He noted that the guidelines were established to provide safe and affordable replacement housing for County residents facing displacement, specific to certain projects that are either 1) owned, managed, or financed by the FCRHA, 2) subject to the Fairfax County Affordable Housing Preservation Policy, or 3) requiring Board of Supervisors approval via the land use process. Mr. Alexander further noted that while the guidelines align with the Federal Uniform Relocation Act (URA) and Virginia Housing guidelines, the proposed guidelines do not replace state and federal requirements.

Mr. Alexander noted the guidelines were developed within the context of the County's affordable housing goals, highlighting that they are specific to the County's local funding and programs. Notable updates to the current guidelines, last revised in 2012, include clarifying requirements, enhanced communication and benefits to residents, and clarification on County responsibilities and support to residents, owners and developers during the relocation process. Mr. Alexander shared a chart detailing the relocation process, beginning with the initial coordination and planning followed by the relocation from the property and tenant return. Mr. Alexander further noted the property owner's responsibilities, highlighting the aspects of tenant engagement and communication while also noting HCD's assistance during each phase of the relocation process. Mr. Alexander concluded his presentation with an update on stakeholder outreach, noting comprehensive outreach efforts are being utilized by staff. HCD plans to request the Board's approval of the revised County Relocation Guidelines in the fall.

STAFF:

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

Amy Ginger, Deputy Director, Operations, HCD

Linda Hoffman, Director of Policy and Communications (P&C), HCD

Brandy Thompson, Associate Director of Policy, P&C, HCD

Nathaniel Strathearn, Policy and Program Analyst, P&C, HCD