



	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>6.0.1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.</p> <ul style="list-style-type: none"> <li>• In its Annual Plan for Fiscal Year 2008 (FCRHA Fiscal Year 2009) the FCRHA stated that persons interested in applying for admission to public housing could apply at Fairfax County Human Services Coordinated Services Planning offices. Applications are no longer taken at these offices but applicants can still apply at the PHA main administrative office, the Fairfax County South County Government Center Office, computer kiosks at various public sites throughout the County, and on the Internet via the FCRHA application website.</li> <li>• One of the FCRHA's ranking preferences for admission to public housing and housing choice voucher is that an applicant be rent burdened, defined as using more than 30 percent of their income towards rent and utilities. In Fiscal Year 2008 the FCRHA implemented an exception to this policy for families whose incomes are equal to or less than 50% of area median income. Families at or below this income level do not need to show they are rent burdened to receive this preference. The intention of this change is to provide more housing opportunities to low-income residents, particularly the homeless.</li> <li>• Per HUD policy, the FCRHA analyzed its family (general occupancy) developments to determine concentrations of poverty and the need for measures to promote deconcentration of poverty and income mixing. The results of this analysis can be found in Attachment A.</li> <li>• The FCRHA is no longer able to access FBI criminal records from the FBI for screening purposes in the housing choice voucher program.</li> <li>• In the housing choice voucher program the FCRHA clarified its policy on providing extensions beyond the standard 60-day period for a participant to find a unit. The FCRHA provides extensions to voucher holders with disabilities through the reasonable accommodation process and on a case-by-case basis, will provide extensions to participants without a reasonable accommodation request if the participant can demonstrate that they have made a good faith effort to find housing within the 60-day period.</li> </ul> <p>6.0.2. Financial Resources.</p> <ul style="list-style-type: none"> <li>• The statement of financial resources is included as Attachment H.</li> </ul> <p>6.0.3. Rent Determination.</p> <ul style="list-style-type: none"> <li>• The FCRHA has changed its methodology for determining flat rents in the public housing program to a system based on a market analysis of the property. The methodology is similar to that of the housing choice voucher rent reasonableness structure and takes into consideration factors related to the property's age, location, unit type, unit size, utilities, amenities, housing services, and physical condition.</li> </ul> <p>6.0.4. Operation and Management</p> <ul style="list-style-type: none"> <li>• As part of the management and organization of the Department of Housing and Community Development (HCD), the FCRHA created two divisions within the Office of Housing Management – the Rental Services Division and the Property Management Division. The FCRHA also created the Homeownership and Relocation Services Division.</li> <li>• As part of the creation of the Rental Services Division and Property Management Division, the FCRHA specifies that management of the public housing program is shared by these two divisions. The Property Management Division is responsible for the day-to-day asset management and operations of the program and has developed procedures to manage and maintain the FCRHA's 27 public housing properties. The Rental Services Division has the responsibility for the day-to-day management and operations of the FCRHA's public housing wait list, eligibility, occupancy, and annual re-certification, annual inspection, compliance, and risk management functions. The Division issues policies and procedures that are used in administering 1,063 public housing inspections and annual re-certifications.</li> </ul> <p>6.0.12. Asset Management</p> <ul style="list-style-type: none"> <li>• In its Annual Plan for Fiscal Year 2008 the FCRHA stated that it will continue semi-annual inspections of public housing developments to identify risk management needs, security needs, and physical improvement needs. The FCRHA now conducts these inspections on an annual basis.</li> </ul> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <ul style="list-style-type: none"> <li>• FCRHA website – <a href="http://www.fairfaxcounty.gov/rha">www.fairfaxcounty.gov/rha</a>.</li> <li>• Fairfax County Department of Housing and Community Development, Office of Housing Management, 3700 Pender Drive, Suite 100, Fairfax, VA 22030-6039</li> <li>• South County Government Center/Region I, 8350 Richmond Highway, Suite 527, Alexandria, VA 22309</li> </ul>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <ul style="list-style-type: none"> <li>• Homeownership Programs. The FCRHA does not administer a public housing homeownership program. However the FCRHA sponsors a variety of homeownership programs through the Homeownership and Relocation Services Division of the Fairfax County Department of Housing and Community Development. A description of these programs can be found in Attachment B. The FCRHA currently administers a Section 8 (Housing Choice Voucher) Homeownership Program; a description of this program can be found in Attachment C.</li> <li>• Project-Based Vouchers. A description of the FCRHA's use of the project-based voucher program can be found in Attachment D.</li> </ul>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <ul style="list-style-type: none"> <li>The Capital Fund Program Annual Statement/Performance and Evaluation Report for Fiscal Year 2009 and the Capital Fund Program Annual Statement/Performance and Evaluation Report for the additional funding provided for under the American Recovery and Reinvestment Act (ARRA) of 2009 are included in Attachment E. The Performance and Evaluation reports for all currently open Capital Fund Program grants are included as Attachment I.</li> </ul>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <ul style="list-style-type: none"> <li>The Capital Fund Program Five-Year Action Plan is included in Attachment F.</li> </ul>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <ul style="list-style-type: none"> <li>The FCRHA is a High Performing PHA and is not required to complete this section for the Annual Plan for Fiscal Year 2009.</li> </ul>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <ul style="list-style-type: none"> <li>The FCRHA is a High Performing PHA and is not required to complete this section for the Annual Plan for Fiscal Year 2009.</li> </ul>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <ul style="list-style-type: none"> <li>The FCRHA is a High Performing PHA and is not required to complete this section for the Annual Plan for Fiscal Year 2009.</li> </ul>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

## Attachments

Attachment A: FCRHA Policy for Deconcentration of Poverty

Attachment B: Description of Homeownership Programs

Attachment C: FCRHA Section 8 Homeownership Capacity Statement

Attachment D: Project-Based Assistance Program

Attachment E:

- Part 1. Capital Fund Program Annual Statement/Performance and Evaluation Report for FY 2009
- Part 2. Capital Fund Program Annual Statement/Performance and Evaluation Report for 2009 ARRA Grant

Attachment F: Capital Fund Program Five-Year Action Plan

Attachment G: Resident Advisory Board Comments

Attachment H: Statement of Financial Resources

Attachment I: Capital Fund Program Performance and Evaluation Reports; Open Grants

- Part 1. FY 2004 Capital Fund Program Performance and Evaluation Report
- Part 2. FY 2005 Capital Fund Program Performance and Evaluation Report
- Part 3. FY 2006 Capital Fund Program Performance and Evaluation Report
- Part 4. FY 2007 Capital Fund Program Performance and Evaluation Report
- Part 5. FY 2008 Capital Fund Program Performance and Evaluation Report

Attachment J: Certification of Compliance with the PHA Plans and Related Regulations – HUD-50077

Attachment K: Certification for a Drug-Free Workplace – HUD-50070

- Part 1. Form HUD-50070
- Part 2. Sites for Work Performance

Attachment L: Certification of Payments to Influence Federal Transactions – HUD-50071

Attachment M: SF-LLL, Disclosure of Lobbying Activities

Attachment N: Certification of the PHA Plan's Consistency with the Consolidated Plan

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## Instructions form HUD-50075

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### 1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### 2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### 3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### 4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

### 5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

## Attachment A

### **FCRHA POLICY STATEMENT ON MAINTAINING REASONABLE INCOME MIX WITHIN PUBLIC HOUSING PROGRAM DEVELOPMENTS (POLICY FOR DECONCENTRATION OF POVERTY)**

#### **Purpose**

Section 16 (a) of the United States Housing Act, as amended by Section 513 of the Quality Housing and Work Responsibility Act of 1998, prohibits a Public Housing Authority (PHA) from concentrating very low-income families, or other families with relatively low-incomes, in certain public housing projects, or certain buildings within projects. The Act also provides that 40 percent of all new admissions in public housing shall be families whose income at the time of their admission does not exceed 30 percent of the median income for the area. The PHA's admission policy may establish and utilize income-mix criteria designed to avoid concentration of very low income families in certain public housing developments and to ensure income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects.

Under HUD's final rule dated October 21, 1999, on preparing the 5-Year and Annual Plans, PHAs are considered to be in compliance with the Act's income mixing requirements (avoiding the concentration of poverty) if they determine the average incomes of families in their developments, defining high income developments as those with family incomes over 115 percent of the average and low income developments as those with family incomes under 85 percent of the average.<sup>1</sup> Problem developments are dealt with by admitting higher income tenants where the development has lower income levels and lower income tenants where the development has higher income levels.

In reviewing the FCRHA's existing admission policy for public housing, the Department of Housing and Community Development (HCD) analyzed the profiles of all public housing families being served as of August 2008, to determine how tenant income levels compare at each of FCRHA's project developments. Table 1 on page 4 presents the results of this analysis.

#### **Current Policy Statement and Results of Analysis**

The current policy statement of the FCRHA Public Housing Admissions and Occupancy Policy is that HCD must avoid concentrations of the most economically and socially deprived families in any one or all of the FCRHA's public housing projects. The policy does not provide for incentives to bring higher income tenants into lower income project areas and lower income tenants into higher income project areas. HCD found that the income levels for families in FCRHA public housing developments generally show adequate income mixing in conformance with FCRHA's Admissions and Occupancy policy. FCRHA's standards for tenant selection for public housing developments states that the Authority follows nondiscriminatory policies in the assignment of applicants to dwelling units. The FCRHA has 27 elderly and family developments in its public housing inventory. One development, the Audubon Apartments, is a 46 unit property with 32 efficiencies and 14

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<sup>1</sup> On January 19, 2001, HUD provided further guidance to PHAs on deconcentration of poverty and income mixing. The FCRHA policy statement was not affected by this new guidance.

one-bedroom units. The efficiency units at the Audubon development may be leased to single, non-disabled, non-elderly persons who are public housing income eligible but would not otherwise be served by other FCRHA programs. This will provide housing opportunities for single working people and for homeless persons who would be in this category (non-elderly, non-disabled). Other developments such as the Belle View Apartments have one bedroom units for which priority is given to elderly and other families whose incomes are for the most part fixed and in the very low income category. For this reason, the FCRHA has excluded from its income mix analysis the Audubon units as well as all one-bedroom units in the public housing inventory.

The results of our analysis, which is presented in the following chart, showed that the average public housing household income of all families occupying two-bedroom units and larger is \$24,284. In addition, there are 6 higher income developments where HCD needs to admit more lower-income families and 6 lower income developments where HCD needs to admit more higher-income families.

**FCRHA PUBLIC HOUSING DEVELOPMENTS AFFECTED  
BY HUD'S NEW INCOME MIXING GUIDANCE**

<u>Average Incomes of All Families Occupying</u>	
<u>Two Bedroom Units or Larger as of August, 2008</u>	\$24,284
15 Percent Above the Average Income of All Families	\$27,927
15 Percent Below the Average Income of All Families	\$20,642

Higher Income Developments (Need to Admit Lower Income Families)  
Two Bedroom Units or Larger as of August, 2008

	<u>Developments</u>	<u>Average Income</u>
1.	West Glade, Copper Mill, Monroe Chase, Virginia Station, Townes at Walney Oaks, Townes at Woodland Glen	\$33,779
2.	Shadowood	\$29,798
3.	West Ford II	\$32,205
4.	West Ford I	\$28,433
5.	Water's Edge	\$29,332
6.	Greenwood II, Barkley Square	\$30,684

Lower Income Developments (Need to Admit Higher Income Families)  
Two Bedroom Units or Larger as of August, 2008

	<u>Developments</u>	<u>Average Income</u>
1.	The Atrium	\$16,424*
2.	Villages at Falls Church	\$14,583*
3.	Heritage Woods South	\$18,408
4.	Greenwood	\$19,195*
5.	Belle View	\$18,521**
6.	Old Mill Gardens	\$20,554

\* Serves high number of persons with disabilities.

\*\* Belle View has one-bedroom units which primarily serve persons with disabilities and two-bedroom units serving lower income families.

Note: Several of the FCRHA's units are located at properties not wholly-owned by the FCRHA, such as Villages of Falls Church, Heritage Woods South and Belle View, where there is a wide range of incomes. Thus, the FCRHA has limited control over the property's condition or the incomes of families living in units not owned by the FCRHA.

**Policy Statement**

Based on HUD's October 21, 1999, income mixing guidance, the FCRHA income mixing policy statement was modified to include the following additional measures to the existing standards for tenant selection.

1. In order to ensure relative parity among its housing developments, HCD will analyze the income levels of public housing tenants annually to determine the average incomes of families in their developments, defining high income developments as those with family incomes over 115 percent of the average and low income developments as those with family incomes under 85 percent of the average. Problem developments are dealt with by admitting higher income tenants where the development has lower income levels and lower income tenants where the development has higher income levels.
2. HCD will then identify those developments that are more than 15 percent above and below the average income of all families in our developments.
3. When a development is identified as having tenant income at 15 percent above or below the average income of all families in our developments as noted in step 2, HCD will implement a tenant selection procedure at the development that will give preference to either placing higher income tenants where the development has lower income tenants and lower income tenants where the development has higher income tenants.
4. The effective date for this policy was admissions taking place after October 1, 2000. This policy was revised for FY 2006 plan date. HCD will review the properties annually instead of every 6 months.

**Table I  
Concentration of Poverty, Public  
Housing**

Development	Total Units/Leases*	Average Household Income	Developments With Average Incomes Above 115 %	Developments With Average Incomes Below 115 %
			(Lower Income Families Needed)	(Higher Income Families Needed)
Family Properties				
Rosedale Manor	68	\$24,815	No	No
Newington Station	34	\$23,035	No	No
The Park	24	\$25,301	No	No
Shadowood	15	\$29,798	Yes	No
The Atrium	12	\$16,424	No	Yes
Villages at Falls Church	29	\$14,583	No	Yes
Heritage Woods I	19	\$20,708	No	No
Robinson Square	46	\$27,660	No	No
Heritage Woods South	13	\$18,408	No	Yes
Sheffield Village	8	\$23,341	No	No
Greenwood	94	\$19,195	No	Yes
Briarcliff II	19	\$20,709	No	No
West Ford II	22	\$32,205	Yes	No
West Ford I	24	\$28,433	Yes	No
West Ford III	56	\$20,984	No	No
Barros Circle	40	\$26,869	No	No
Belle View	32	\$18,521	No	Yes
Kingsley Park	104	\$25,688	No	No
Heritage Woods North, Colchester, Springfield Green	24	\$27,714	No	No
Reston Town Center	29	\$25,724	No	No
Old Mill Gardens	53	\$20,554	No	Yes
Ragan Oaks	50	\$27,170	No	No
Tavener Lane	12	\$27,277	No	No
Water's Edge	9	\$29,332	Yes	No
The Green/West Glade	49	\$33,779	Yes	No
Greenwood II & Barkley	7	\$30,689	Yes	No
Average Family Incomes		<u>\$24,284</u>		
115 Percent Above the Average Income of All Families				\$27,927
115 Percent Below the Average Income of All Families				\$20,642

\* Excludes one bedroom units. Data as of August 12, 2008; is the higher of units leased or the number of leases. Number of leases may be higher than the total units available because of the supportive shared housing program.

## Attachment B

### Description of Homeownership Programs

The Fairfax County Redevelopment and Housing Authority (FCRHA) sponsors a variety of homeownership programs through the Homeownership and Relocation Services Division of the Fairfax County Department of Housing and Community Development (HCD). Those programs include:

- First-Time Homebuyer Programs (FTHB): A variety of programs offering affordably priced townhomes and condominiums – both new and resale – and below market mortgages to first-time homebuyers. The FTHB Programs are comprised of a variety of elements including for-sale units produced under the Affordable Dwelling Unit (ADU) Program, which has been providing opportunities to low- moderate-income households since 1992. For-sale ADUs are offered at sales prices well below the sales price of other homes in the same development. The homes are sold directly by area builders or current owners and range from \$70,000- \$160,000 in price, depending on the type and size of the home. These townhomes and condominiums are located throughout Fairfax County within many communities that offer amenities such as swimming pools, tennis courts, jogging trails and tot lots. First-Time Homebuyer units are provided under provisions of Fairfax County’s Affordable Dwelling Unit Ordinance. (Under the ADU program, the FCRHA also has the right to purchase up to one-third of new affordable units offered by a developer. These units are then rented by the FCRHA to qualified households.) It should also be noted that, in the past couple of years, the First-Time Homebuyer Programs have had an opportunity to offer condominiums in active adult communities. As more of these communities are built, there will be more senior units available for purchase through the First-Time Homebuyers Program. Finally, the FCRHA also encourages staff to make a special effort to see if any families currently residing in public housing or renting units through one of its programs may qualify to purchase a unit. As of August 2008, 78 households in the FCRHA’s Public Housing, Housing Choice Voucher, and Fairfax County Rental Program are have been certified for homeownership and are waiting for units to come available; this represents 13.9 percent of the 562 current homeownership-certified households.
- SPARC (Sponsoring Partnerships And Revitalizing Communities): SPARC is a low interest mortgage program available to first-time homebuyers using a Virginia Housing Development Authority (VHDA) loan product for their first trust mortgage. The interest rate on a SPARC loan is either ½ percent or 1 percent below the interest rate of the VHDA loan product used.
- ROSS Homeownership Program: In FY 2008, the FCRHA implemented its new Resident Opportunity and Self-Sufficiency (ROSS) Family and Homeownership Program grant from HUD. The ROSS program targets participants in the Family Self Sufficiency program, which helps participants create savings to meet goals such as homeownership, and public housing families that are participating in the flat rent program. A Program Coordinator, together with FCRHA partners, are promoting homeownership education to families that could afford to purchase housing under several FCRHA first-time

homebuyer initiatives. Key elements of the ROSS Family and Homeownership Program include twelve months of credit and homeownership education, establishment a savings account to save towards the purchase of a home, and participation in an Individual Action Plan that includes regular budget maintenance. It is anticipated that this pilot program will move 45 households into homeownership. As of the end of FY 2008, a total of 50 households were participating in the program.

- Section 8 (Housing Choice Voucher) Homeownership Program: A complete description of the FCRHA Section 8 Homeownership program can be found in Attachment C.
- Foreclosure Initiative: On June 30, 2008, the Fairfax County Board of Supervisors approved a groundbreaking foreclosure program that has drawn national attention. Fairfax County's foreclosure program is designed to address the current foreclosure problem and help stabilize impacted neighborhoods while increasing the opportunities for additional workforce housing. These approaches include: Assistance to Homeowners in Distress, the Silver Lining Initiative and Neighborhood Preservation Efforts:
  - Homeowners in Distress: Housing specialists with specialized training in foreclosure counseling from Fairfax County's housing department, other county agencies and nonprofit organizations will coordinate efforts with the Virginia Housing Development Agency (VHDA) to counsel households at risk of foreclosure in Fairfax County. To date since May 2008, 298 persons have received foreclosure counseling.
  - Silver Lining Initiative: Through shared equity second trusts of up to \$91,767, the County will assist first-time homebuyers in purchasing a foreclosed home. The purchase price of the foreclosed home cannot exceed \$385,000, and homes are limited to townhouses and single-family homes. Low-cost first mortgages through the VHDA's SPARC program will be used for qualifying households. The program started in September 2008 and will serve households earning income up to 100% AMI, based on household size.
  - Neighborhood Preservation Efforts: To assist in maintaining home values in communities with foreclosed properties, the county will use a variety of tools:
    - Direct Strategic Purchase: The County will purchase up to 10 foreclosed homes identified as abandoned, deteriorated or a destabilizing force on the neighborhood. The home will be rehabilitated and resold to first-time homebuyers or a nonprofit organization.
    - Neighborhood Appearance and Safety: Using its existing home improvement loan program for low-cost loans to current homeowners, the county will assist homeowners in preserving the appearance and safety of their neighborhoods.
- Homebuyer Education: Demonstrating completion of a homebuyer education program is a mandatory pre-requisite to use any Fairfax County homebuyer programs. Most new homebuyers complete the Virginia Housing Development Authority (VHDA) Homeownership Class. HCD is also providing credit education for homebuyers through the Freddie Mac Credit Smart program, which includes 12 modules for homebuyers.

## Attachment C

### FCRHA Section 8 Homeownership Capacity Statement

The Fairfax County Redevelopment and Housing Authority (FCRHA) has the capacity to administer a Section 8 (Housing Choice Voucher) Homeownership Program, in accordance with the criteria set forth in 24 CFR 982.625(d); specifically:

- The FCRHA requires a minimum down payment of 3 percent, of which a minimum of 1 percent must come from the family's own resources, and
- The FCRHA has successfully operated a Section 8 homeownership program for the last six years. That capacity is demonstrated in this Annual Plan by inclusion of the Policy Statement and Program Status below.

#### **Policy Statement**

On January 2002, the FCRHA began the HCV homeownership option on a pilot basis that would assist a maximum of 25 families.\* The homeownership option is offered only to those families currently receiving HCV rental assistance. New participants must be in the HCV program for one year in order to be eligible to qualify for the homeownership option. Therefore, the FCRHA's policy is that all active participants in the HCV program who are in good standing with the Department of Housing and Community Development (HCD) will have an opportunity to apply for HCV homeownership. Before the FCRHA will approve a family's request for the homeownership option, the family must show evidence that it will be a first-time homeowner and meet the FCRHA's income and employment requirements. Administration of this program must conform to 24 CFR Parts 5, 903 and 982 HCV Homeownership Program Final Rule, or as may be amended.

The specific FCRHA requirements that families must meet in order to qualify for the HCV homeownership option include:

- **Family Eligibility**

Family participation in the program is voluntary and not every HCV tenant-based family will qualify to receive homeownership assistance. The FCRHA will only offer, on a space available basis, the homeownership option to a family who is participating in the HCV program and:

1. has participated in the HCV Program for one year;
2. has expressed an interest in homeownership, is a first time homebuyer, and will be moving for the first time from HCV rental housing to a family-owned home;
3. meets the minimum income requirement at initial qualification for homeownership;
4. meets the employment requirements;

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\* The FCRHA is reviewing each participating family to determine the progress they are making in reducing their need for subsidies by increasing family income. Also, FCRHA is assessing the impact of the homeownership option on the cost to administer the Section 8 Housing Choice Voucher Program.

5. has a financial history that shows the family has not filed for bankruptcy within the last 7 years;
6. has a pre-conditional approval letter for a thirty (30) year fixed rate mortgage with a FCRHA-approved lender;
7. has obtained a recommendation from at least one prior landlord that the family is a good candidate for homeownership assistance and has no record of delinquent rent, or damage claims while the family occupied rental housing;
8. is in good standing with the FCRHA;
9. has sufficient funds for down payment and closing costs; and
10. agrees to abide by the ongoing program rules and homeownership family obligations.

- Waiting List Priority Preference System

3 Points – Family Self-Sufficiency Program Participants or other HCV participants who have enrolled in or graduated from an FCRHA approved homeownership program, have a signed written agreement or a sales contract that complies with the HCV Homeownership Final Rule to purchase a home, and have obtained loan pre-approval from a lender that meets the financial requirements of the FCRHA to conduct mortgage-financing activities in the HCV Homeownership program.

2 Points –Housing Choice Voucher Program participants for 1 year

1 Point - Housing Choice Voucher Program Portability - In

- Homeownership Counseling

Once FCRHA determines a family's eligibility for HCV homeownership assistance and before the family purchases a home, the family must attend a homeownership and housing counseling program that will be provided or recommended by HCD. The program will include the following subjects:

1. Home maintenance,
2. Budgeting and money management,
3. Credit counseling,
4. How to negotiate a contract for a home that conforms with the requirements of the final rule,
5. How to locate homeownership financing, including the pros and cons of different types of financing,
6. How to find a home, including information about homeownership opportunities, schools, and transportation,
7. Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas,
8. Information on fair housing including fair housing lending and local fair housing enforcement agencies,
9. Information about the Real Estate Settlement Procedures Act (RESPA), State and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions, and
10. Post-settlement counseling.

A Certificate of completion of homeownership and housing counseling must be presented to HCD prior to a final determination of eligibility for HCV homeownership assistance.

- Maximum times to locate and purchase a home

Once a family completes the required homeownership and housing counseling program and receives a certificate of completion, the family will have 60 days to find a home, execute a contract, get the home inspection and go to settlement. If 60 days is not sufficient, the family may apply for extensions of 60 days upon documentation of need. Total maximum time cannot exceed 240 days (8 months). The home must be owned in fee simple by the family or may be a cooperative unit. While searching for a home, the family will continue to receive rental assistance until the family vacates the rental unit consistent with the lease. The home selected must be an existing home or under construction and be located in Fairfax County (excluding any jurisdiction not having a cooperation agreement to administer HCV within their boundaries). Eligible housing can also include housing where the family does not own fee title to the real property and has a land lease for a period of at least 40 years. In this case, the home must also be on a permanent foundation to qualify. If the family qualifies for portability, the family may select a home in the jurisdiction of another PHA, if that PHA has a HCV homeownership program. The receiving PHA may absorb the homeownership family or bill the FCRHA for the homeownership housing assistance using the normal portability billing process.

Families will be given counseling on setting realistic expectations regarding affordability for each family based upon their ability to pay.\* Families participating in the Housing Choice Voucher homeownership program received support comparable to that provided to participants in the Fairfax County First-Time Homebuyers Program, including access to homeownership counseling and education.

- Home Inspections

After the family has selected a home and before commencement of homeownership assistance, there are two mandatory inspections that must be performed.

For the first inspection, the family must hire an independent, professional home inspector who is qualified to report and to inspect the home for physical defects and to assess the adequacy and life span of the major building components, building systems, appliances and other structural components. The family must pay for the cost of this inspection. A copy of the inspection report must be provided to the family and the FCRHA. Once the inspection is complete, HCD's Home Improvement Loan Program staff will review the inspection report for accuracy and completeness. Based on these inspections, the family and the FCRHA will determine if there are any pre-purchase repairs that need to be discussed and decided upon by the seller and the family, the severity of the repairs, and whether the purchase transaction makes sense in light of the overall condition of the home and the likely costs of repairs and capital expenditures.

Second, the home must pass an initial FCRHA Housing Quality Standards (HQS) inspection that will be performed by HCD's HCV office. The inspection is the normal initial HQS inspection conducted by HCD for the tenant-based rental assistance program.

The FCRHA considers the home inspection requirement to be a critical step in the home selection process. The professional home inspection will disclose independent data concerning

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\* FCRHA will not permit a family to purchase a home involving a purchase/rehabilitation or a lease/purchase arrangement.

the age and condition of the home, especially those components of the home, such as the roof, heating and air conditioning, and appliances, that must be replaced based on the age and condition of the home. The inspection would also estimate the likely costs of repairs and replacements. A HCV Homeownership Affordability Model will be used to measure the family's ability to pay housing and non-housing costs and to estimate the amount of funds the family should set-aside on a monthly basis to cover the eventual replacement of the home's major systems and components.

The Statement of Family Obligations will include a requirement that the family maintain the unit once purchased in accordance with Federal Housing Quality Standards which requires an annual inspection. Any notice of deficiency would need to be corrected within the time limit specified in the notice. Failure to do so may result in termination of benefits under the program. Families may also be required to attend additional counseling classes as a condition of continued assistance.

The FCRHA reserves the right to disapprove the unit for assistance under the homeownership option because of information in the inspection report.

- Employment

The family seeking homeownership assistance must show that they are a good candidate for homeownership. Therefore, the head of household or spouse of the family must be employed on a full-time basis. The FCRHA's policy is that, except for an elderly family or a disabled family, the family must have a record of full-time employment (not less than an average of 30 hours per week) for at least one year before the commencement of homeownership assistance.

- Family Minimum Income Requirements

Under the HCV homeownership program, the FCRHA's policy is that, when the family begins making mortgage payments to the lender, the family must demonstrate that the head of household and spouse have qualified gross monthly income as specified in the rule. The minimum income requirement only applies to the family's income at the time they initially qualify to purchase a home. Therefore, the gross minimum income level will not be a continuing requirement during the life of the loan.

In regards to inclusion of welfare assistance in determining whether elderly and disabled families meet the minimum income requirements, welfare assistance shall be included only for those adult elderly or disabled family members who will own the home. There is a national standard for disabled families. This minimum income standard for such families will be equal to the monthly Federal Supplemental Security Income (SSI) benefit for an individual living alone (or paying his or her share of food and housing costs) multiplied by twelve.

- Financing Requirements

The family selected to participate in the HCV homeownership program must secure their own financing from a lender of their choice. However, the family will be encouraged to use lenders who are approved by the FCRHA to conduct mortgage-financing activities in the HCV homeownership program. These lender partners will be developed through an Expression of Interest and will utilize underwriting guidelines for specific HCV mortgage products that have

been developed through Fannie Mae and serve both HCV Homeownership borrowers and the disabled families under the pilot program. HCV borrowers utilizing these products would have to have a minimum gross family income of 2.5 times the Voucher Payment Standard and Housing Assistance Payments will need to be made directly to the account established by the lenders. The approved lenders will have an understanding of the HCV homeownership program goals and a willingness to provide loans that meet the need of and comply with FCRHA's policies and procedures. FCRHA's policy is that the lender must comply with the basic mortgage insurance credit underwriting procedures for FHA-insured single family mortgage loans for homes that are financed with or without FHA-insured mortgage financing.

The FCRHA's policy prohibits seller financing in the HCV homeownership program. An exception to that policy would be sellers that are considered institutional lenders that are 501(c)(3) non-profit and financing agencies that are approved by the FCRHA. Therefore, the FCRHA will not approve a loan involving seller financing, or where the mortgage will result in balloon payments or in certain kinds of variable interest rate loans that are not in the best interest of the family financing purchase of a home.

The FCRHA's policy is to review each proposed Section 8 homeownership loan to determine whether the monthly mortgage payment is affordable after considering other family expenses. Further, at the time of loan closing, the family must meet a minimum cash (or equity requirement) that amounts to three percent of the final sales price of the home, with at least one percent of the purchase price from the family's personal resources.

Once the family is approved for homeownership, HCD will make housing assistance payments directly to the family unless the family chooses otherwise or in those cases where lenders require direct payments into an account established by the lender. The family will be responsible for making total monthly mortgage payments to the lender. The FCRHA is not responsible for mortgage payments in the event that the family defaults on the mortgage. The family must immediately notify the FCRHA when the default occurs and is totally responsible for bringing the mortgage current.

At yearly recertifications, families will be asked to show evidence that they are making monthly contributions to an escrow savings account that is being used for replacement reserve purposes. This contribution should be in conformance with the amount determined necessary to replace major systems and appliances. Failure on the part of the family to maintain an account adequate to this purpose may cause the homeownership counselor to require that the family members attend post-purchase counseling sessions on the importance of the requirement.

- Homeownership Assistance Payments

HCD will make monthly homeownership assistance payments directly to the family as long as the family is living in the residence and is eligible to receive housing assistance payments. At the election of the family, the housing assistance payment may be paid to the lender. Eligibility to receive homeownership assistance payments terminates automatically 180 days after the last homeownership assistance payment is made on behalf of the family.

HCD will calculate the monthly homeownership assistance payment using a modified voucher program payment standard approach. The payment will equal the lower of (1) the payment standard minus the Total Tenant Payment, or (2) the monthly homeownership expenses less the Total Tenant Payment.

The family is responsible for the monthly homeownership expenses not reimbursed by the housing assistance payment and must demonstrate that it has sufficient income to meet these expenses. The FCRHA will annually or on an interim, as-needed basis, reexamine family income and composition and make appropriate adjustments to the amount of the monthly housing assistance payment.

In determining the family's monthly homeownership expenses, the FCRHA will allow amounts to cover:

1. Principal and interest on initial mortgage debt and any mortgage insurance premium incurred to finance the home;
2. Real estate taxes and public assessments on the home;
3. Home owners insurance;
4. An allowance for maintenance expenses (HCD's best estimate of an appropriate amount for maintenance of a home);
5. An allowance for costs of major repairs and replacements (HCD's best estimate of an appropriate amount for a replacement reserve for a home);
6. The FCRHA's HCV utility allowance for the home (The utility allowance is the same utility allowance schedule as used in the voucher program)\*; and
7. Land-lease payment (if applicable).

HUD's requirements state that except for elderly and disabled families, HCV homeownership assistance may only be paid for a maximum period of up to 15 years, if the mortgage is 20 years or longer. In all other cases, the maximum term of homeownership assistance is 10 years. There are no time limits for elderly and disabled families. HCD will review each case individually at year 5, year 10, and year 14 to determine if the family has shown sufficient progress in improving their financial condition. HCD's primary purpose will be to determine whether the family's gross annual income is increasing at a sufficient rate to reduce the need for housing assistance payments by the 15th year of the mortgage and to provide counseling as appropriate.

If the family is current in making mortgage payments but is not making sufficient progress in increasing family income, these circumstances could cause the FCRHA to encourage the family to sell the home and switch back to rental assistance. If the family is not in default on the mortgage loan and has met all obligations under the HCV program, the FCRHA can issue the family a rental voucher. When a family defaults on a mortgage loan (either a FHA-insured or a non-FHA-insured), these cases will be reviewed by the FCRHA to determine whether a rental voucher will be issued to the family or if assistance will be terminated.

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\* For cooperative housing, the homeownership expenses for a cooperative member would be the same except there is a cooperative charge under the cooperative occupancy agreement that is allowed as an expense.

## **How the FCRHA Will Administer the Housing Choice Voucher Homeownership Option**

As previously mentioned, the Department of Housing and Community Development initially administered the HCV Homeownership Program on a pilot basis. The Homeownership and Relocation Services Division is responsible for homeownership and housing counseling training, and program administration including the determination and payment of HCV homeownership assistance payments. The Home Improvement Loan Program (HILP) office provides technical assistance needed to evaluate inspection reports prepared by independent, professional home inspectors, and may provide home maintenance education.

HCD, in conjunction with the respective program offices, will annually evaluate the program results to determine the effectiveness of the HCV homeownership option in moving families from rental housing to homeownership. The FCRHA will also measure participant progress in increasing family income levels and reducing the family's need for FCRHA's homeownership housing assistance payments. The program may be expanded beyond FCRHA's initial goal of assisting 25 HCV families if the FCRHA determines that the program is effectively helping HCV rental families obtain homeownership.

**Status of Program:** The initial pilot program is currently being evaluated and the FCRHA is considering the next phase of the program. Twenty-eight families have been assisted using the HCV homeownership program during this initial pilot period, using 25 vouchers. The FCRHA will be evaluating lessons learned and best practices, and may consider expanding the program to additional vouchers during FY 2010.

## **Attachment D**

### **ANNUAL PLAN STATEMENT: PROJECT-BASED ASSISTANCE PROGRAM**

The project-based voucher regulation was initially enacted in 1998, as part of the statutory merger of the certificate and voucher tenant-based assistance programs. This regulation permitted a Public Housing Authority (PHA) to project-base up to 20 percent of its Housing Choice Vouchers. At its March 1, 2001 meeting, the FCRHA approved a plan to convert up to 278 Housing Choice tenant-based vouchers to project-based assistance, including criteria for participation in the program. This plan was subsequently approved by HUD. At that time 167 units in eight properties were approved for subsidy with project-based voucher assistance under the Project-Based Voucher program (PBV).

HUD adopted new rules for the program on October 13, 2005 with an effective date of November 14, 2005. HUD's Final Rule made some significant changes to program definitions and the Final Rule institutes comprehensive changes in every area of the regulations governing the PBV program. Changes made by PHAs to comply with this Final Rule must be consistent with the PHA Administrative Plan and Annual Plan.

The FCRHA approved a variety of changes to its Administrative Plan to comply with the new Final Rule at its March 16, 2006 meeting. The approved changes to the FCRHA Administrative Plan include utilizing PBV assistance for up to 20% of budget authority, and the use of administrative fees for relocation costs.

At its meeting on September 20, 2007, the FCRHA authorized the advertisement of a solicitation for proposals for the remaining 111 vouchers under the original allotment and 41 were awarded. On December 13, 2007, the FCRHA authorized an additional advertisement to utilize the remaining vouchers with a priority for organizations providing housing and services for seniors, and 48 more PBV were awarded.

**SELECTION CRITERIA:** The chart below revises the criteria for FCRHA awards of project-based assistance. A prerequisite criterion is that sites meet the Housing Quality Standards, site control be demonstrated and the units cannot be in high poverty census tracts unless an exception is granted by the FCRHA for the project.

Category	Criteria	Weight
Site and Community Amenities	Points will be awarded based on an inverse of the HCV utilization rates in the census tracts in which property is located. Properties in census tracts with lower rates of HCV utilization will receive higher point awards.	20 Points
Amenities & Housing Quality Standards (HQS)	Points will be awarded based on the range of amenities from standard, non-luxury to exceptional in multifamily, or townhouse units meeting or exceeding Housing Quality Standards (HQS). Applications from projects will not be considered until they are in compliance with HQS. (HQS booklet is attached--Inspection Form-Housing Choice Voucher Program)	5 Points
Experience & Management	Experience of developer/owner with development, rehabilitation, or management of multifamily units or similar properties and experience with assisted housing programs, or plans to use a management company with a record of such experience managing projects similar to the proposal. Management and staffing plan and occupancy status of properties or for rehab/new construction projects schedules and status reports will be awarded points.	35 Points
Consistency with FCRHA's initiatives	FCRHA's Initiatives include: <ul style="list-style-type: none"> <li><input type="checkbox"/> Housing First with Services</li> <li><input type="checkbox"/> Preservation of affordable rental housing for a minimum of 30 years;</li> <li><input type="checkbox"/> Senior housing initiatives (e.g. 62 years or older, incomes below 30% Area Median Income);</li> <li><input type="checkbox"/> Specialized fully accessible (Uniform Federal Accessibility Standards) housing for persons with disabilities integrated with units for persons without disabilities</li> </ul>	20 Points
Feasibility of the Project	Feasibility of the project – able to demonstrate financial backing and commitment to be able to rent units within current HUD approved payment standard or within approved exception rent limits as evidenced by project's proforma operating budget. Time required to build or to rehab must be reasonable, and rent must be reasonable.	20 Points

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Fairfax County Redevelopment and housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P019-50109 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		
3	1408 Management Improvements		
4	1410 Administration (may not exceed 10% of line 21)	\$181,242	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	\$140,000	
8	1440 Site Acquisition		
9	1450 Site Improvement		
10	1460 Dwelling Structures	\$1,490,500	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: FAIRFAX COUNTY RHA	Grant Type and Number Capital Fund Program Grant No: VA39P019-50109 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$1,811,742	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities	\$739,000	
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	\$363,000	
<b>Signature of Executive Director</b> <i>Mary G. Alvarez Assistant Secretary</i>		<b>Signature of Public Housing Director</b> <i>4/7/09</i>	
		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages		Federal FFY of Grant: 2009						
PHA Name: Fairfax County		Grant Type and Number Capital Fund Program Grant No: 39P019-50109 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
VA019-0000001 VA19-13 Atrium	Convert 6 Units to UFAS Accessibility	1460	6	\$108,000				
VA-019000008	A&E Fees	1430	LS	\$25,000				
VA19-42 Old Mill	Convert 14 Units To HC Accessibility	1460	14	\$252,000				
VA-019000011	A&E FEES	1430	LS	\$35,000				
VA19-05 WEST GLADE	CONVERT 5 UNITS TO UFAS	1460	5	\$120,000				
	REPLACE HVAC	1460	26	\$105,000				
	REPLACE COM.CENTER HWHS	1460	3	\$6,500				
	A&E FEES	1430	LS	\$35,000				
VA019000004 VA19-45 REGAN OAKS	CONVERT 11 UNITS TO UFAS	1460	11	\$154,000				
VA019000005 VA19-30	A&E	1430	LS	\$20,000				
	CONVERT 4 UNITS TO UFAS	1460	4	\$60,000				
VA019000010 VA19-51 TAVENNER	A&E FEES	1430	LS	\$25,000				
	CONVERT 4 UNITS TO UFAS	1460	4	\$45,000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		FFY of Grant: FY 2009S	
PHA Name: FAIRFAX COUNTY RED. & HOUSING AUTHORITY		Capital Fund Program Grant No: VA39S019-50109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: FY2009	
<b>Type of Grant</b>		<input type="checkbox"/> Reserve for Disasters/Emergencies			
<input checked="" type="checkbox"/> Original Annual Statement ARRA		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				<input type="checkbox"/> Final Performance and Evaluation Report	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b>
1	Total non-CFP Funds				Expended
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$229,418			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$2,004,759			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: FY 2009S FFY of Grant Approval: FY 2009	
PHA Name: FAIRFAX COUNTY RED. & HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: VA39S019-50109 Replacement Housing Factor Grant No: Date of CFFP:	<u>STIMULUS</u>	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement    ARRA <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated    Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	\$60,000	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$2,294,177	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures	\$836,000	
Signature of Executive Director <i>Mary G. Slone, Assistant Secretary</i>		Signature of Public Housing Director	
Date 4/9/09		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

**Part I: Summary**

PHA Name/Number	Development Number and Name	Locality (City/County & State)					Revision No:
		Work Statement for Year 1 FFY 2009	Work Statement for Year 2 FFY 2010	Work Statement for Year 3 FFY 2011	<input checked="" type="checkbox"/> Original 5-Year Plan Work Statement for Year 4 FFY 2012	Work Statement for Year 5 FFY 2013	
A.	VA019000003 VA19-27 ROBINSON SQ. VA019000006 VA19-38 KINGSLEY VA019000004 VA19-35 BARROS CIRCLE VA019000007 VA19-03 ROSEDALE VA019000001 VA19-13 ATRIUM VA019000004 VA19-45 RAGAN OAKS VA019000003 VA19-40 RESTON TOWN CTR VA019000003 VA19-31 BRIARCLIFF VA019000005 VA19-30 GREENWOOD VA019000001 VA19-04 NEWINGTON STATION VA019000011 VA19-55 WESTGLADE VA019000008 VA19-42 OLD MILL VA019000001 VA19-01 AUDUBON VA019000002 & 9 VA19-26, 29 & 39 HERITAGE I, SOUTH & NORTH SPRINGFIELD GREEN & COLCHESTER		\$109,000 \$492,000 \$115,000 \$689,568	\$483,000 \$435,000 \$54,000 \$574,000	\$967,000 \$267,000 \$62,400 \$235,158	\$146,608 \$150,000 \$580,950 \$669,000	
B.	Physical Improvements Subtotal	Subtotal	\$1,547,568	\$1,546,000	\$1,531,558	\$1,546,558	
C.	Management Improvements		0	0	0	0	
D.	PHA-Wide Non-dwelling Structures and Equipment		0	0	0	0	
E.	Administration		\$180,274	\$180,274	\$180,274	\$180,274	
F.	Other, A & E		\$74,900	\$76,468	\$90,910	\$75,910	
G.	Operations		0	0	0	0	
H.	Demolition		0	0	0	0	
I.	Development		0	0	0	0	
J.	Capital Fund Financing - Debt Service		0	0	0	0	
K.	Total CFP Funds		\$1,802,742	\$1,802,742	\$1,802,742	\$1,802,742	\$1,802,742
L.	Total Non-CFP Funds		0	0	0	0	0
M.	Grand Total		\$1,802,742	\$1,802,742	\$1,802,742	\$1,802,742	\$1,802,742

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY _____	Work Statement for Year _____		Work Statement for Year _____			
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	VA019000004 <b>Barros Circle VA19-35</b> Replace windows with thermopane, North & South Replace siding & entry canopy, North only Repave North & South Replace HVAC, North Replace kitchen cabinets & appliances, North <b>TOTAL</b>	44 townhouses  22 townhouses LS  22 townhouses 22 townhouses	\$99,000  \$110,000 \$78,000  \$88,000 \$117,000 <b>\$492,000</b>	VA019000006 <b>Kingsley Park VA19-38</b> Repave parking lot    <b>TOTAL</b>	LS	\$109,000      <b>\$109,000</b>
Annual	VA019000007 <b>Rosedale VA19-03</b> Repair & repave parking lot  <b>TOTAL</b>	LS	\$115,000  <b>\$115,000</b>	VA019000011 <b>WESTGLADE VA19-55</b> Replace roofs   <b>TOTAL</b>	50 units	\$142,000  <b>\$142,000</b>
Statement	VA019000001 <b>ATRIUM VA19-13</b> Replace balcony doors & waterproof balconies <b>TOTAL</b>	97 ea	\$689,568  <b>\$689,568</b>			

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year 2011 FFY		Work Statement for Year 2011 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	
See	<b>VA019000004</b> <b>RAGAN OAKS</b> VA19-45 Replace kitchen cabinets & appliances Repave parking lot Replace HVAC <b>TOTAL</b>	51 apts LS 51 apts	\$258,000 \$72,000 \$153,000 <b>\$483,000</b>	<b>VA019000005</b> <b>GREENWOOD</b> VA19-30 Replace windows with thermopane Replace roofs & gutters Repair & repave parking lot <b>TOTAL</b>	552 ea 12 bldgs LS \$248,000 \$254,000 \$72,000 <b>\$574,000</b>
Append	<b>VA019000003</b> <b>RESTON TOWN</b> VA19-40 Repave parking lot Replace standing seam roof, install new cricket & install new shingle roof <b>TOTAL</b>	2657 sy 30 townhouses	\$32,000 \$403,000 <b>\$435,000</b>		
Statement	<b>VA019000003</b> <b>BRIARCLIFF</b> VA19-31 Replace windows with thermopane <b>TOTAL</b>	120 ea	\$54,000 <b>\$54,000</b>		

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Part II: Supporting Pages – Physical Needs Work Statement(s)**

Work Statement for Year 1 FFY	Work Statement for Year 2012 FFY			Work Statement for Year 2012 FFY		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Sec	<b>VA019000005 GREENWOOD VA19-30</b> Replace kitchen cabinets, appliances & flooring. Landscaping & site lighting Replace concrete walkways Replace tub diverters, angle stops & iso valves <b>TOTAL</b>	138 apts  LS  1500 sy  138 apts  <b>TOTAL</b>	\$561,000  \$157,000  \$95,000  \$154,000 <b>\$967,000</b>	<b>VA019000008 OLD MILL VA19-42</b> Replace HVAC	47 apts	\$235,158
Annex	<b>VA019000001 NEWINGTON VA19-04</b> Replace siding Replace water heaters <b>TOTAL</b>	36 townhouses 36 townhouses  <b>TOTAL</b>	\$245,000 \$22,000 <b>\$267,000</b>			
Statement	<b>VA019000011 WESTGLADE VA19-55</b> Replace windows & patio sliders with thermopane  <b>TOTAL</b>	132 ea  <b>TOTAL</b>	\$62,400  <b>\$62,400</b>			

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2001

Work Statement for Year 1 FFY _____	Work Statement for Year <u>2013</u>		Work Statement for Year: <u>2013</u>		Estimated Cost	
	Development Number/Name General Description of Major Work Categories	Quantity	Development Number/Name General Description of Major Work Categories	Quantity		
See	<b>VA019000001</b> <b>AUDUBON</b> <b>VA19-01</b> Replace thru the wall A/C units Replace central boiler Replace kitchen cabinets, appliances, replace worn parquet w/ carpet, new closet doors & new bath fixtures	46 apts 1 46 apts	<b>VA019000002 &amp; VA019000009</b> <b>HERITAGE SOUTH, HERITAGE I, HERITAGE N, SPRINGFIELD GREEN &amp; COLCHESTER</b> <b>VA19-26, VA19-26, VA19-39</b>	56 apts 56 apts 56 apts	\$60,000 \$50,000 \$470,950  <b>\$580,950</b>	\$296,800 \$352,800 \$19,400  <b>\$669,000</b>
See	<b>VA019000001</b> <b>NEWINGTON</b> <b>VA19-04</b> Replace water piping, tub diverters & bath fixtures	36 units	<b>VA19000001</b> <b>ATRIUM</b> <b>VA19-13</b>	37 apts	\$150,000  <b>\$150,000</b>	\$146,608  <b>\$146,608</b>
Statement	<b>TOTAL</b>		<b>TOTAL</b>			

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

November 15, 2008

*HCD Response to Council comments are inserted, in Italic Text  
February 2009*

Ms. Paula Sampson, Director,  
Department of Housing and  
Community Development  
3700 Pender Drive, Suite 300  
Fairfax, VA 22030-7442

Dear Ms. Sampson:

The Fairfax County Redevelopment and Housing Authority's (FCRHA) Resident Advisory Council (RAC) has reviewed the FCRHA's draft Annual Plan Update for Fiscal Year 2009 (FCRHA Fiscal Year 2010). We submit our comments in accordance with Section 511 of the Quality Housing and Work Responsibility Act of 1998. The Capital Fund Program was presented to the Council on September 3, 2008.

The Council bases its recommendations on a consensus of members present at Council meetings from September 2008 through November 2008. The Council's specific comments and recommendations are as follows:

Statement of Housing Needs:

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

Statement of Financial Resources:

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

Policies on Eligibility, Selection and Admissions to Public Housing and Housing Choice Voucher Programs:

The Council reviewed and affirmed the content of this section of the plan

Rent Determination Policies:

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

Operations and Management:

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

Grievance Procedures:

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

Capital Improvement Needs:

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

Conversion of Public Housing to Tenant-Based Assistance:

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

Homeownership Programs Administered by the PHA:

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

Community Service and Self-Sufficiency Programs:

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

Safety and Crime Prevention Measures:

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

Pet Policy

The Council reviewed this section, and affirmed its content.

Civil Rights Certification

The Council reviewed this section, and affirmed its content.

PHA Asset Management:

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

Other Information:

The Council also reviewed the attachments to the plan during the review process and affirmed the content of each.

As Chairperson of the Council, while the review was in process, I will attend the FCRHA public hearing to affirm these comments. If you have any questions regarding our comments or recommendations, please contact me at (703) 324-5285. Thank you.

***Staff Response:*** *The staff appreciates the Council's careful review and affirmation of the preceding sections of the plan, and recognizes the Council's continued commitment to improve the Public Housing and Housing Choice Voucher programs.*

Very Truly Yours,

/s/

Paulette Whiteside  
Chairman

## **Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2009 grants)</b>		
a) Public Housing Operating Fund	\$2,440,682*	
b) Public Housing Capital Fund	\$1,812,429	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$39,712,581**	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$280,000	Eligible purposes
h) Community Development Block Grant	\$295,770	Eligible purposes
i) HOME		
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$4,849,355	Eligible purposes
<b>4. Other income (list below)</b>		
Investment income	\$222,958	Eligible purposes
<b>5. Non-federal sources (list below)</b>		
County General Fund	\$959,658	Public housing operations
<b>Total resources</b>	<b>\$50,573,433</b>	

\* Fiscal Year 2009 funding for the Public Housing Operating Fund has not been provided by HUD as of February 27, 2009. This amount represents funding at the Fiscal Year 2008 level.

\*\* Fiscal Year 2009 funding for Section 8 Tenant-Based Assistance has not been provided by HUD as of February 27, 2009. This amount represents projected funding for FY 2009, based on funding received by the FCRHA in the third quarter of FY 2008.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: FY 2004	
PHA Name: Fairfax County Redevelopment and Housing Authority		Capital Fund Program Grant No: VA39P019501-04		FFY of Grant Approval: FY 2004	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/>		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original	Revised <sup>2</sup>		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	242,100.00		242,100.00	242,100.00
4	1410 Administration (may not exceed 10% of line 21)	167,715.00		167,715.00	167,715.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	65,000.00		65,000.00	65,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	439,500.00	719,463.57	719,463.57	719,463.57
10	1460 Dwelling Structures	698,753.00	482,878.43	482,878.43	482,878.43
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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U.S. Department of Housing and Urban Development  
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 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: FY 2004 FFY of Grant Approval: FY 2004	
PHA Name: Fairfax County Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program Grant No: VA39P019501-04 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: )		
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup> Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	64,089.00	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,677,157.00	1,677,157.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b> <i>Mary G. Stevens</i>		<b>Signature of Public Housing Director</b>	
<b>Date</b> 4-7-09		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>										
PHA Name: Fairfax County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA39P019501-04 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: FY 2004			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
VA1913 Atrium	Repairs to balcony and replace balcony doors	1460			10,586.73	10,586.73	10,586.73			
VA1952 Water's Edge	Replace privacy fencing and storage building Replace hot water heaters Install new kitchen cabinets & appliances Total Water's Edge	1450 1460 1460		57,500.00 5,253.00 66,500.00 129,253.00		57,500.00 62,121.00 119,621.00	57,500.00 62,121.00 119,621.00			
VA1930 Greenwood	Fund Risk Management attendant	1408			6,479.72	6,479.72	6,479.72			
	Replace older pitched roofs and gutters	1450		160,000.00						
	Replace BonB fencing	1450		32,000.00	200,938.48	200,938.48	200,938.48			
	Install new laundry rooms	1460		210,000.00						
	Replace HWH and underground lines	1460		215,000.00						
	Repair parking lots and sidewalks	1460		157,000.00						
	Install new site lighting	1460		45,000.00	410,170.70	410,170.70	410,170.70			
	Total Greenwood			819,000.00	617,588.90	617,588.90	617,588.90			
VA0506 PHA-Wide	Fund Risk Management Attendant	1408		50,000.00						
PHA-Wide	Fund hardware improvement for onsite work order system	1408		100,000.00						
PHA-Wide	Implement energy efficiency measures	1408		92,100.00	235,620.28	235,620.28	235,620.28			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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Part III: Implementation Schedule for Capital Fund Financing Program							Federal FFY of Grant: FY 2004
PHA Name: Fairfax County Redevelopment and Housing Authority							Reasons for Revised Target Dates <sup>1</sup>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		Actual Obligation End Date	All Funds Expended (Quarter Ending Date)		Actual Expenditure End Date	
	Original Obligation End Date			Original Expenditure End Date			
VA1913 Atrium	6/06			6/08			
VA1952 Water's Edge	6/06			6/08			
VA1930 Greenwood	6/06			6/08			
PHA-Wide Energy & Security Measures	6/06			6/08			
PHA-Wide Admin Pos.	6/05			6/08			
PHA-Wide In-House A&E	6/05			6/08			
PHA-Wide Advert Printing/Contingency	6/05			6/08			

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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U.S. Department of Housing and Urban Development  
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Part I: Summary		Grant Type and Number		FFY of Grant: FY 2005
PHA Name: Fairfax County Redevelopment and Housing Authority		Capital Fund Program Grant No: VA39P019501-05 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: FY 2005
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Original	Revised <sup>2</sup>	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>			
3	1408 Management Improvements	150,000.00		150,000.00
4	1410 Administration (may not exceed 10% of line 21)	167,715.00		167,715.00
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs	89,242.00		89,242.00
8	1440 Site Acquisition			
9	1450 Site Improvement	100,000.00	426,891.00	380,715.35
10	1460 Dwelling Structures	1,036,200.00	816,200.00	712,103.13
11	1465.1 Dwelling Equipment—Nonexpendable			
12	1470 Non-dwelling Structures			
13	1475 Non-dwelling Equipment			
14	1485 Demolition			
15	1492 Moving to Work Demonstration			
16	1495.1 Relocation Costs			
17	1499 Development Activities <sup>4</sup>			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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<b>Part I: Summary</b>		FFY of Grant: FY 2005 FFY of Grant Approval: FY 2005	
<b>PHA Name:</b> Fairfax County Redevelopment and Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: VA39P019501-05 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09 <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Type of Grant</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	106,891.00	
20	Amount of Annual Grant: (sum of lines 2 - 19)	1,650,048.00	1,499,775.48
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b> <i>Mary G. Stevens</i>		<b>Signature of Public Housing Director</b>	
<b>Date</b> 4/2/09		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>											
PHA Name: Fairfax County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA39P019501-05 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: FY 2005				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work			
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>				
VA1904 Newington Station	Replace gutters and downspouts Replace HVAC & HWH Replace appliances Replace kitchen flooring/cabinets Replace bathroom fixtures & lighting Total Newington	1460 1460 1460 1460 1460	36 36	42,000.00 122,000.00 55,000.00 90,000.00 77,000.00 386,000.00							
VA1932 Westford II	Replace HVAC Replace appliances Replace kitchen cabinets Install new light fixtures Replace bathroom fixture/flooring Install new floor tile Total Westford II	1460 1460 1460 1460 1460 1460	22 22	76,000.00 35,000.00 42,000.00 10,200.00 105,000.00 77,000.00 345,200.00							2,183.40 2,183.40
VA1933 Westford I	Painting and landscaping Replace bathroom fixture/flooring, new HVAC, carpet and rear doors Replace HWHs	1450 1460 1460	24 24								32,928.00 32,928.00 32,928.00

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: FY 2005</b>			
PHA Name: Fairfax County Redevelopment and Housing Authority		Capital Fund Program Grant No: VA39P019501-05					
CFFP (Yes/ No):		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
VA1933 Westford I	Replace kitchen cabinets, appliances and flooring	1460	24	80,750.00	439,075.22	439,075.22	364,719.73
	Total Westford I			305,000.00	472,003.22	472,003.22	397,647.73
VA1927 Robinson Square	Townhouse renovations	1460			29,741.38	29,741.38	
VA1930 Greenwood Apts	Painting	1450			228.12	228.12	228.12
PHA-Wide	Fund risk management attendant	1408		50,000.00			
	Fund hardware/software for WO system	1408		100,000.00		150,000.00	150,000.00
PHA-Wide	Fund CGP Administrative positions	1410		167,715.00		167,715.00	167,715.00
PHA-Wide	Fund accessibility and energy measures for PH developments	1450		100,000.00	393,734.88	393,734.88	347,559.23
PHA-Wide	A&E and printing	1430		89,242.00		89,242.00	89,242.00
PHA-Wide	Contingency	1502		106,891.00	0.00		
	<b>TOTAL ANNUAL GRANT</b>			<b>1,650,048.00</b>		<b>1,650,048.00</b>	<b>1,499,775.48</b>

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: FY 2005	
PHA Name: Fairfax County Redevelopment and Housing Authority							
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
VA1904 Newington Stn	6/07		6/08				
VA1932 Westford II	6/07		6/08				
VA1933 Westford I	6/07		6/08				
VA1927 Robinson Square			6/08				
VA1930 Greenwood Apts			6/08				
PHA-Wide Energy & Security Measures	6/07		6/08				
PHA-Wide Admin Pos.	6/07		6/08				
PHA-Wide In-House A&E	6/07		6/08				
PHA-Wide Advert. Printing/Contingency	6/07		6/08				

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part I: Summary		Grant Type and Number		FFY of Grant: FY 2006	
PHA Name: Fairfax County Redevelopment and Housing Authority		Capital Fund Program Grant No: VA39P019501-06 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: FY 2006	
Type of Grant		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Final Performance and Evaluation Report			
<input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09			
Line	Summary by Development Account	Original	Revised <sup>1</sup>	Obligated	Total Actual Cost <sup>1</sup>
					Expended
1	Total non-CFFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	150,000.00		150,000.00	150,000.00
4	1410 Administration (may not exceed 10% of line 21)	161,053.00		161,053.00	161,053.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	112,000.00	222,986.00	222,986.00	222,986.00
8	1440 Site Acquisition				
9	1450 Site Improvement	118,000.00		118,000.00	93,553.33
10	1460 Dwelling Structures	958,500.00		958,500.00	882,208.95
11	1465.1 Dwelling Equipment— Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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<b>Part I: Summary</b>		FFY of Grant: FY 2006 FFY of Grant Approval: FY 2006	
PHA Name: Fairfax County Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program Grant No: VA39P019501-06 Replacement Housing Factor Grant No: Date of CFFPP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )	
Summary by Development Account		Total Estimated Cost	Total Actual Cost <sup>1</sup>
Line		Original	Revised <sup>2</sup> Obligated Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	110,986.00	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,610,539.00	1,610,539.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b> <i>Mary G. Stearns, Assistant Secretary</i>		<b>Signature of Public Housing Director</b>	
<b>Date</b> 4/7/9		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>									
PHA Name: Fairfax County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA39P019501-06 CFPP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: FY 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
VA1938 Kingsley Park	Wrap fascia and soffit for all 14 bldgs Replace entry trim Replace roofs on 4 buildings Install fans and vents to exterior in all units Install new G&S and gutter guards	1460 1460 1460 1460		154,000.00 43,500.00 85,000.00 56,000.00					
	Paint entries Overlay Linda Lane Total Kingsley	1460 1450		65,000.00 43,000.00 546,500.00	23,230.06 0.00 23,230.06	23,230.06 23,230.06	22,466.75 22,466.75		
VA1927 Robinson Square	Upgrade/rehab community center Total Robinson Square	1460		55,000.00 55,000.00	28,050.70 28,050.70	28,050.70 28,050.70	25,267.98 25,267.98		
VA1901 Audubon Apts	Expand community room Install HC WC and convert 4 units to HC accessible units	1460 1460		400,000.00	390,000.00	390,000.00	386,327.41		
		1408 1410 1430 1450				25,789.34 388.21 47,393.02 1,196.90	25,789.34 388.21 47,393.02 1,196.90		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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<b>Part II: Supporting Pages</b>		<b>Federal FFY of Grant: FY 2006</b>						
PHA Name: Fairfax County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P019501-06 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Total Audubon Apts			400,000.00	464,767.47	464,767.47	461,094.88	
VA1932	Rehab work - siding	1450			43,000.00	43,000.00	43,000.00	
Westford II	Replace exterior metal plumbing, side lighting, painting, electric	1460			517,219.24	517,219.24	448,146.81	
	Total Westford II				560,219.24	560,219.24	491,146.81	
PHA-Wide	Fund risk management attendant	1408		50,000.00				
	Fund hardware/software for WO system	1408		100,000.00	124,210.66	124,210.66	124,210.66	
PHA-Wide	Fund CFP Administrative positions	1410		161,053.00	160,664.79	160,664.79	160,664.79	
PHA-Wide	Fund accessibility and energy measures for PH developments	1450		75,000.00	73,803.10	73,803.10	49,356.43	
PHA-Wide	A&E and printing	1430		112,000.00	175,592.98	175,592.98	175,592.98	
PHA-Wide	Contingency	1502		110,986.00	0.00			
	<b>TOTAL ANNUAL GRANT</b>			<b>1,610,539.00</b>		<b>1,610,539.00</b>	<b>1,509,801.28</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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Part III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: FY 2006
PHA Name: Fairfax County Redevelopment and Housing Authority						
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
VA1938 Kingsley	6/08		6/09			
VA1927 Robinson Square	6/08		6/09			
VA1901 Audubon Apts	6/08		6/09			
VA1932 Westford II	6/08		6/09			
PHA-Wide Energy & Security Measures	6/08		6/09			
PHA-Wide Admin Pos.	6/08		6/09			
PHA-Wide In-House A&E	6/08		6/09			
PHA-Wide Advert. Printing/Contingency	6/08		6/09			

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part I: Summary		Grant Type and Number		FFY of Grant: FY 2007	
PHA Name: Fairfax County Redevelopment and Housing Authority		Capital Fund Program Grant No: VA39P019501-07		FFY of Grant Approval: FY 2007	
Date of CFFP:		Replacement Housing Factor Grant No:			
Type of Grant		Reserve for Disasters/Emergencies			
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original	Revised <sup>2</sup>		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	200,000.00		60,380.19	51,090.20
4	1410 Administration (may not exceed 10% of line 21)	166,414.00		182,853.48	182,853.48
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	142,000.00		166,782.54	162,435.92
8	1440 Site Acquisition				
9	1450 Site Improvement	335,997.00		332,936.50	332,936.50
10	1460 Dwelling Structures	686,600.00	819,731.00	801,017.86	406,424.85
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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<b>Part I: Summary</b>		FFY of Grant: FY 2007 FFY of Grant Approval: FY 2007	
<b>PHA Name:</b> Fairfax County Redevelopment and Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: VA39P019501-07 Replacement Housing Factor Grant No: Date of CFFP:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09 <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line</b>	<b>Type of Grant</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
		<b>Revised<sup>2</sup></b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)	133,131.00	
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,664,142.00	1,543,970.57
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b> <i>Mary E. Stevens</i>		<b>Signature of Public Housing Director</b> <i>4/7/9</i>	
<b>Date</b>		<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: FY 2007</b>				
PHA Name: Fairfax County Redevelopment and Housing Authority		Capital Fund Program Grant No: VA39P019501-07						
Development Number Name/PHA-Wide Activities		CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
VA1927	Fund hardware and software	1408			95,512.00	46,403.23	46,403.23	
Robinson Square	Fund CFP positions	1430			52,818.51	51,683.57	51,683.57	
	Replace kitchen cabinets, appliances	1460	47		197,100.00	261,523.73	39,317.04	
	Replace flooring	1460			135,000.00			
	Total Robinson Square				332,100.00	409,854.24	137,403.84	
VA1901	Expand community room	1460			195,000.00	400,986.53	228,600.21	
Audobon Apts	Rehab courtyard	1450			300,000.00	335,997.00	332,936.50	
	Re-roof buildings	1460			85,000.00			
	Replace windows	1460			48,500.00			
	Rewire phone lines-off building	1460			26,000.00			
	Fund hardware and software	1408			100,000.00	9,488.96	198.97	
	Management fee expenses	1410			166,414.00	166,414.00	166,414.00	
	Fund CFP positions	1430			75,247.65	79,802.08	75,455.46	
	Total Audobon Apts				654,500.00	1,078,645.18	803,605.14	
VA1913 Atrium	Repair balconies and balcony doors	1460			70,576.27	70,576.27	70,576.27	
VA1930 Greenwood	Fund CFP positions	1430			1,020.67	1,073.16	1,073.16	
VA1933 Westford I	Fund CFP positions	1430			11,718.90	11,823.89	11,823.89	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>		<b>Federal FFY of Grant: FY 2007</b>					
PHA Name: Fairfax County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P019501-07 CFPP (Yes/No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
VA1933 Westford I	Fund CFP positions	1460			864.16	864.16	864.16
	Total Westford I				12,583.06	12,688.05	12,688.05
VA1934 Westford III	Fund CFP positions	1430			1,085.62	1,085.62	1,085.62
	Concrete work-Community Center	1460			33,710.31	14,997.17	14,997.17
	Total Westford III				34,795.93	16,082.79	16,082.79
VA1935 Barros Circle	Fund software	1408			4,488.00	4,488.00	4,488.00
	Fees and cost	1430			108.65	989.38	989.38
	Total Barros Circle				4,596.65	5,477.38	5,477.38
VA1942 Old Mill Site	Bond release work-concrete, asphalt and site work	1460			17,728.00	17,728.00	17,728.00
VA 1945 Ragan Oaks	Bond release work-concrete, asphalt and site work	1460			34,342.00	34,342.00	34,342.00
PHA-Wide	Fund risk management attendant	1408		50,000.00	0		
	Fund hardware/software for WO system	1408		150,000.00	0		
	Fund CFP Administrative positions	1410		166,414.00	0	16,439.48	16,439.48
	Fund accessibility and energy measures for PH developments	1450		35,997.00	0		
	A&E printing	1430		142,000.00	0	20,324.84	20,324.84
	Contingency	1502		133,131.00	0		
	Total Annual Grant			1,664,142.00		1,543,970.57	1,135,740.95

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>							Federal FFY of Grant: FY 2007
PHA Name: Fairfax County Redevelopment and Housing Authority							
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Original Expenditure End Date	Actual Expenditure End Date	Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
VA1927 Robinson Square	9/09	11/08	9/11	7/09			
VA1901 Audobon Apts	9/09	5/08	9/11	6/09			
VA1913 Atrium	9/09	11/08	9/11				
VA1930 Greenwood	9/09		9/11				
VA1933 Westford I	9/09		9/11				
VA1934 Westford III	9/09		9/11				
VA1935 Barros Circle	9/09		9/11				
VA1942 Old Mill Site	9/09		9/11				
VA1945 Ragan Oaks	9/09		9/11				
PHA Wide Energy & Security Measures	9/09		9/11				
PHA Wide Admin Pos.	9/09		9/11				
PHA Wide In-house A&E	9/09		9/11				
PHA Wide Advert Printing and Contingency	9/09		9/11				

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: FY 2008	
PHA Name: Fairfax County Redevelopment and Housing Authority		Capital Fund Program Grant No: VA39PO19501-08 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval: FY 2008	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09					
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original	Revised <sup>2</sup>		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	181,242.00		45,310.50	45,310.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	138,000.00		69,317.00	899.38
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,493,187.00		341,915.58	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: FY 2008 FFY of Grant Approval: FY 2008	
PHA Name: Fairfax County Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program Grant No: VA39P019501-08 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/09	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,812,429.00	456,543.08
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Mary G. Fleming, Assistant Secretary</i>		Signature of Public Housing Director	
Date 4/2/09		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHIF funds shall be included here.

Part II: Supporting Pages									
PHA Name: Fairfax County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA39P019501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:				Federal FFY of Grant: FY 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
VA1906 The Park	Replace kitchen cabinets, appliances and flooring	1460		197,000.00					
	Replace HWH and HVAC	1460		135,000.00					
	Administration	1410		36,414.00					
	Fees and cost	1430		25,000.00					
	Total The Park			393,414.00					
VA1911 Shadowood	Replace cabinets and appliances	1460		119,000.00					
	Fees and cost A&E	1430		20,000.00					
	Administration	1410		20,000.00					
	Total Shadowood			159,000.00					
VA1939 Scattered Acquisition	Rehab Community Center to comply with UFAS	1460		80,000.00					
	Replace roofs and gutters	1460		155,000.00					
	A&E-renovation/modification of rental units	1430		30,000.00		28,737.50	899.38		
	Total Scattered Acquisition			265,000.00		28,737.50	899.38		
VA1938 Kingsley	Replace 5 roofs	1460		145,000.00	0				
	Replace windows with new Thermopane	1460		206,000.00	75,735.45				
	Administration	1410		55,000.00		45,310.50	45,310.50		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
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U.S. Department of Housing and Urban Development  
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<b>Part II: Supporting Pages</b>		<b>Federal FFY of Grant: FY 2008</b>						
PHA Name: Fairfax County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P019501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
	Total Kingsley			406,000.00	130,735.45	45,310.50	45,310.50	
VA1930 Greenwood	Convert old Boiler space to new laundry facility; includes A&E	1460		178,728.00				
	Install Accessible office	1460		75,000.00	230,223.35			
	Administration	1410		69,828.00				
	Fees and cost	1430		48,000.00		40,579.50		
	Replace HWHs	1460		85,459.00				
	Total Greenwood			457,015.00	348,051.35	40,579.50		
VA1942 Old Mill Site	Install Accessible office	1460		40,000.00				
	Fees and cost	1430		15,000.00				
	Total Old Mill			55,000.00				
VA1927 Robinson Sq	Rehab work for townhouses	1460			130,264.55	87,951.93		
VA1934 Westford III	Replace roofs and gutters	1460			253,963.65	253,963.65		
VA1935 Barros Circle	Replace windows	1460		77,000.00				
	Total Annual Grant			1,812,429.00		456,543.08	46,209.88	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or \_\_\_ Annual PHA Plan for the PHA fiscal year beginning \_\_\_2009\_\_\_, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Fairfax County Dept. of Housing & Community Development  
 PHA Name

VA019  
 PHA Number/HA Code

\_\_\_\_ 5-Year PHA Plan for Fiscal Years 20\_\_\_\_ - 20\_\_\_\_

X Annual PHA Plan for Fiscal Years 2009 - 2010

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

Name of Authorized Official	Title
Paula C. Sampson	Director
Signature	Date
	4-6-09

# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Fairfax County Department of Housing and Community Development

Program/Activity Receiving Federal Grant Funding

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

**2. Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Paula C. Sampson

Title

Director

Signature

Date

4-6-09

X

**FAIRFAX COUNTY REDEVELOPMENT & HOUSING AUTHORITY  
ADMINISTRATIVE OFFICES AND THE PUBLIC HOUSING RENTAL  
PROGRAM  
BY STREET NUMBER**

**ADMINISTRATIVE OFFICES**

Department of Housing and Community Development  
3700 Pender Drive  
Fairfax, VA 22030

Department of Housing and Community Development  
8350 Richmond Highway, #527  
Alexandria, VA 22309

Division of Property Improvement and Maintenance  
4500 University Drive  
Fairfax, VA 22030

**PUBLIC HOUSING DEVELOPMENTS**

19-01 VA019000001P	Audubon Apts. (46 apts.) 7943 – 7959 Audubon Avenue Alexandria, VA 22306
19-03 VA01900007P3401	Rosedale Manor Apts. (96 apts.) – 3427 Spring Lane Falls Church, VA 22041
<b>19-04</b> VA019000001P	<b>Newington Station (36 townhouses)</b> <b>*7701 Matisse Way</b> <b>*8404 Dampier Court</b> <b>*8404 Eucalyptus</b> <b>*8412 Red Ash Court</b> <b>Springfield, VA 22153</b>
19-06 VA019000002P	The Park (24 townhouses) 6440 – 6476 Burwell Street 6441 – 6447 & 6471 - 6477 Burwell Street Springfield, VA 22150
<b>19-11</b> <b>VA01900004P*2228</b>	<b>Shadowood (16 condominiums)</b> <b>Castle Rock Square</b> <b>Reston, VA 20191</b>

\*Scattered sites, bolded addresses are a street block number for reference purposes only; not the sole address of FCRHA owned units.

19-13                    The Atrium Apts. (37 apts.)  
VA019000001P        3429 & 3501 Holly Hill Road  
                             Alexandria, VA 22306

**19-25                    Village at Falls Church (36 condominiums)**  
VA019000005P        **\*2918 Willston Place**  
                             **\*2904 Peyton Randolph Drive**  
                             **\*6247 Wilson Blvd.**  
                             **\*6232 Arlington Blvd.**  
                             **Falls Church, VA 22044**

**19-26                    Heritage Woods I (19 condominiums)**  
VA019000002P        **\*4201 Americana Drive**  
                             **Annandale, VA 22003**

19-27                    Robinson Square (46 townhouses)  
VA019000003P4410 – 4433 St. Edward's Place (no 4432 unit address)  
                             10700 – 10744 St. John's Place (even number addresses)  
                             Fairfax, VA 22030

**19-28                    Heritage Woods South (13 condominiums)**  
VA019000002P        **\*4351 Americana Drive**  
                             **Annandale, VA 22003**

**19-29                    Sheffield Village (8 townhouses)**  
VA019000002P        **7660 Sheffield Village Lane**  
                             **Lorton, VA 22079**

19-30                    Greenwood Apts. (138 apts.)  
VA019000005P        3077 – 3081 Patrick Henry Drive (odd numbered addresses)  
                             6170 – 6188 Leesburg Pike (even numbered addresses)  
                             6171 – 6197 Greenwood Drive (odd numbered addresses)  
                             Falls Church, VA 22044

19-31                    Briarcliff II (20 townhouses)  
VA019000003P2233 – 2252 Briarcliff Court  
                             Vienna, VA 22182

19-32                    West Ford II (22 townhouses)  
VA019000009P7911 – 7953 Fordson Road (odd numbered addresses)  
                             Alexandria, VA 22306

19-33                    West Ford I (24 townhouses)  
VA019000002P        7950 - 7962 Andrus Court (even numbered addresses)  
                             2700 – 2732 Mennifield Court (even numbered addresses)  
                             Alexandria, VA 22306

19-34                    West Ford III (59 townhouses)  
VA019000009P3000 – 3036 Fordson Court (even numbered addresses)

\*Scattered sites, bolded addresses are a street block number for reference purposes only; not the sole address of FCRHA owned units.

3011 – 3043 Fordson Court (odd numbered addresses)  
3000 – 3031 West Ford View Court (even numbered addresses)  
3001 – 3031 West Ford View Court (odd numbered addresses)  
Alexandria, VA 22306

19-35  
VA01900004P14500 – Barros Circle (44 townhouses)  
– 14528 North Barros Court  
(no 14517, 14519, 14521, 14523, 14525, 14527 addresses)  
6107 – 6127 So. Barros Court  
(no 6108, 6110, 6112, 6115, 6116 addresses)  
6151 – 6161 Barros Drive  
Centreville, VA 20120

**19-36**  
**VA0190008P** **Belle View (40 condominiums)**  
**\*6613 Potomac Avenue**  
**\*6703 W. Wakefield Drive**  
**\*1306 Belleview Blvd.**  
**\*6610 Tenth Street**  
**\*6607 E. Wakefield Drive**  
**\*6608 Boulevard View**  
**Alexandria, VA 22307**

19-38  
VA01900006P3139 - Kingsley Park (108 apts.)  
3182 Allen Street  
3069 – 3159 Monticello Drive (odd numbered addresses)  
7401 – 7467 Linda Lane  
Falls Church, VA 22042

**19-39**  
**VA01900009P\*7741** **Heritage Woods North (12 condominiums)**  
**Donnybrook Court**  
**Annandale, VA 22003**

**VA0190008P** **Colchester (8 condominiums)**  
**\*7974 Audubon Ave**  
**Alexandria, VA**

**VA01900009P** **Springfield Green (5 condominiums)**  
**\*7087 Spring Garden Drive**  
**Springfield, VA**

19-40  
VA01900003P1800 - Reston Town Center (30 townhouses)  
1858 Bowman Towne Court (even numbered addresses)  
Reston, VA 20190

19-42  
VA0190008P Old Mill Gardens (48 apartments)  
5800 – 5820 St. Gregory's Lane  
5815 5819 St. Gregory's Lane  
Alexandria, VA 22309

\*Scattered sites, bolded addresses are a street block number for reference purposes only; not the sole address of FCRHA owned units.

19-45 Ragan Oaks (51 apartments)  
VA01900004P12101 – 12105 – 12109 – 12113 Ragan Oaks Ct.  
Fairfax, VA 22306

19-51 Tavenner Lane (12 Public Housing, 12 Rental Program)  
VA019000010P 7200 – 7202 – 7206 – 7208 Tavenner Lane  
Alexandria, VA 22306

**19-52 Water's Edge (9 townhouses)**  
**VA01900003P4801 – 4817 Green Duck Lane**  
**Fairfax, VA 22033**

19-55 West Glade (26 units)  
VA019000011P 12469 – 12487 Glade Drive  
Reston, VA 20191

VA019000011P Copper Mill (4 units)  
13133 Copper Brook Way  
13144 - 13146 Copper Brook Way  
Herndon, VA 20171

VA019000011P Monroe Chase (3 units)  
2425, 2427, 2431 Monroe Chase Ct.  
Herndon, VA 20171

VA019000011P Walney Oaks (5 units)  
4583 – 4593 (odd #'s) Penny Tree La.  
Chantilly, VA 20151

VA019000011P Woodland Glen (6 units)  
5501 – 5509 (odd #'s) Bent Maple La.  
Centreville, VA 20120

VA019000011P Virginia Station (6 units)  
8056 – 8066 (even #'s) Sebon Dr.  
Vienna, VA 22180

**19-56 Greenwood II (4 townhouses)**  
**VA01900009P6381 Racetec Place**  
**6327 & 6333 Demme Place**  
**6618 Debra Lu Way**  
**Springfield, VA 22150**

\*Scattered sites, bolded addresses are a street block number for reference purposes only; not the sole address of FCRHA owned units.

**VA01900003PBarkley (3 townhouses)**  
**2937, 2941 & 2949 Mainstone Drive**  
**Fairfax, VA 22031**

\*Scattered sites, bolded addresses are a street block number for reference purposes only; not the sole address of FCRHA owned units.

# Certification of Payments to Influence Federal Transactions

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing

Applicant Name

Fairfax County Department of Housing and Community Development

Program/Activity Receiving Federal Grant Funding

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

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

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.  
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Paula C. Sampson	Title Director
Signature 	Date (mm/dd/yyyy) 4-6-09

## DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):  	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: <u>Paula C. Sampson</u> Title: <u>Director</u> Telephone No.: <u>703-246-5105</u> Date: <u>4-6-09</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

## INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.  
  
(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Anthony H. Griffin the County Executive certify that the Five Year and  
Annual PHA Plan of the Fairfax County Redevelopment and Housing Authority is consistent with the Consolidated Plan of  
Fairfax County prepared pursuant to 24 CFR Part 91.

AH Griffin - 3/18/09

Signed / Dated by Appropriate State or Local Official