

1.0	PHA Information PHA Name: <u>Fairfax County Redevelopment and Housing Authority</u> PHA Code: <u>VA019</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2011</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,063</u> Number of HCV units: <u>3,384</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (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.																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. 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.																										
8.2	Capital Fund Program Five-Year Action Plan. 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.																										
8.3	Capital Fund Financing Program (CFFP). <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.																										
9.0	Housing Needs. 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.																										

9.1	Strategy for Addressing Housing Needs. 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	<p>Additional Information. 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>

11.0	<p>Required Submission for HUD Field Office Review. 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. Note: 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>
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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

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.

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Submission.

The FCRHA has revised its PHA Plan in the following areas:

1. In the Public Housing and Housing Choice Voucher programs, the FCRHA has further clarified the eligibility criteria it uses to screen live-in aides. See Section 6.0.1.
2. In the Public Housing and Housing Choice Voucher programs, the FCRHA has temporarily adopted a change to its admissions preferences due to economic conditions, particularly in the job market. This change temporarily reduces the number of hours required to meet the working preference from thirty (30) hours to a minimum of twenty (20) hours per week. This change will expire May 1, 2012 at which time the working preference will revert back to thirty (30) hours per week. This change will not affect the community service threshold in the Public Housing program, which will continue to require those working less than 30 hours per week to perform community service each month. See Section 6.0.1.
3. As Fairfax County has begun the process of implementing its “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services have been transferred to Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through a RFP process, awarded coordination of housing location services for homeless families to a nonprofit vendor. The housing locator services help to coordinate non-profit and volunteer efforts to assist individuals in their search for housing. To more efficiently facilitate coordination of referrals for the homeless preference, the vendor will take on the role of referral coordination to HCD. With one primary contact between HCD and the homeless and transitional housing providers, timing and communication of housing opportunities can be more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), will also facilitate community case management through Memorandum of Understandings (MOU) with participating non-profit organizations for referred families in lieu of the contract arrangement with community-based organizations in the past. See Section 6.0.1.
4. In the Public Housing program, the FCRHA clarified its income and family composition review process for families paying flat rent. In the Housing Choice Voucher program, the FCRHA clarified its policy for determining rent reasonableness. See Section 6.0.3.
5. The FCRHA created a new unit called the PROGRESS Center, an innovative model for coordinating services, opportunities and resources as a way to help Public Housing and Housing Choice Voucher families and individuals address family crises and other complex challenges, and move toward stability and greater self-sufficiency. See Sections 6.0.4. and 6.0.7.
6. In the Public Housing program, the FCRHA has incorporated guidance from HUD Notice 2009-48, which clarifies the community service requirement, most notably that non-exempt participants cannot skip a month of community service and then double up the following month, unless circumstances warrant the exception. See Section 6.0.7.
7. The FCRHA developed a three-year Section 3 Plan for the Public Housing program and entered into a MOU with The SkillSource Group, Inc. to assess Section 3 qualified individuals and to provide them with education and training to be successful in job opportunities. See Section 6.0.7.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan.

The Five-Year and Annual Plan may be obtained at the FCRHA's main administrative office (3700 Pender Drive, Fairfax, VA 22030), at the County's South County Government Center Office location (8350 Richmond Highway, Suite 527, Alexandria, VA 22309) as well as at each Asset Management Project (AMP) office location. These include Greenwood Apts, Rosedale Manor, Old Mill, West Ford, Ragan Oaks, Barros Circle, West Glade, Kingsley, Robinson Square and Murraygate Villages. Copies of the approved plans are also provided to each of the Resident Advisory Council members.

Information regarding any activities outlined in this plan including supporting documents can be obtained by contacting the FCRHA's main administrative office at 3700 Pender Drive, Fairfax, VA 22030, Attn: Management Analyst III, Rental Services Division, or via phone at 703-246-5152.

The plan is also available for review on the FCRHA web site: www.fairfaxcounty.gov/rha. A public hearing was held on January 21, 2010.

Staff met with the Resident Advisory Council (RAC) at various meetings from August 2010 to December 2010. The RAC's comments are attached as Attachment E.

6.0.1 Eligibility, Selection, and Admissions Policies, including Deconcentration and Wait List Procedures

A. Public Housing

Eligibility

Eligibility for admission to public housing is determined when families have been screened for eligibility for placement on the suspense list.

The PHA uses the following criteria for screening applicants:

- a. Criminal or Drug-related activity to the extent required by law or regulation including criminal records from local and state law enforcement agencies;
- b. Rental history;
- c. Credit reports; and
- d. Tenant checks to determine if the applicant owes money to another Housing Authority.

The PHA uses the following criteria for screening live-in aides:

- a. Criminal or Drug-related activity to the extent required by law or regulation including criminal records from local and state law enforcement agencies;
- b. Tenant checks to determine if the live-in aide owes money to another Housing Authority;
- c. Verification that the live-in aide is 18 years of age or older and is an eligible citizen or non-citizen; and
- d. Not a pre-existing household member.

Waiting List

The PHA provides community-wide options through the use of three service area lists (Area I – South County, Area II – Central County, and Area III – North County).

When the waiting list is open, interested persons may apply at the PHA main administrative office, the Fairfax County South County Government Center office, through computer kiosks at various public sites throughout the County, and through the PHA’s web site, www.fairfaxcounty.gov/rha.

Unit Offer

When an applicant reaches the top of the suspense list for that area and bedroom size, he/she is offered the next vacant unit. An applicant will be removed from the waiting list if the applicant rejects any unit offer without good cause. Good cause would be if an applicant declines a unit for a valid reason, such as medical (i.e., unable to climb stairs), if the unit is too far from employment, or due to special education needs of a dependent. The next unit offer will meet the applicant’s need but if it is declined, the applicant will be removed from the waiting list.

Admissions Preferences

Applicants are placed on the waiting list based on date and time of application solely for those applicants who meet all of the FCRHA’s preferences, provided the household is within the income limits for the program in which they are applying. Prior to admission to the program, HCD verifies the information provided on the application, including any preference claimed by the applicant family.

These preferences are:

1. Homeless preference – Up to 50% of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a HUD-approved Transitional Housing Program;
2. Residency preference – Lives or works in Fairfax County;
3. Rent Burden preference – Pays more than 30% of their gross annual income for rent and utilities or has household income below 50% AMI; and
4. Working preference – At least one of the following:
 - a. Employed, attending school or participating in a job training program OR in a combination of these for at least 20 hours per week;
 - b. 62 years or older (single elderly family member will qualify before a single, non-elderly family);
 - c. Meets the U.S. Department of Housing and Urban Development (HUD) definition of being disabled;
 - d. Is the only adult in the household, is working less than 20 hours per week, and is the primary caretaker of a disabled dependent.

As Fairfax County has begun the process of implementing its “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services have been transferred to Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through a RFP process, awarded coordination of housing location services for homeless families to a nonprofit vendor. The housing locator services help to coordinate non-profit and volunteer efforts to assist individuals in their search for housing. To more efficiently facilitate coordination of referrals for the homeless preference, the vendor will take on the role of referral coordination to HCD. With one primary contact between HCD and the homeless and transitional housing providers, timing and

communication of housing opportunities can be more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), will also facilitate community case management through MOUs with participating non-profit organizations for referred families in lieu of the contract arrangement with community-based organizations in the past.

The FCRHA will open and close its Public Housing waiting lists for specific bedroom sizes and areas on an as-needed basis in accordance with HUD Guidance – generally so that the wait for assistance is no more than 12 to 24 months.

Deconcentration and Income Mixing

The average annual income as of August 2010 for FCRHA public housing properties, excluding one-bedroom units, is \$23,542.

The following developments have incomes above the 85 percent range. The FCRHA will target lower income applicants for units at 19-11 (Shadowood), 19-27 (Robinson Square), 19-29 (Sheffield Village), 19-39 (Heritage Woods North), 19-51 (Tavenner Lane), 19-55 (The Green which includes West Glade, Copper Mill, Monroe Chase, Virginia Station, Townes at Walney Oaks, and Townes at Woodland Glen), and 19-56 (Greenwood II and Barkley Square) as vacancies become available.

The following developments have incomes below the 85 percent range. The FCRHA will target higher income applicants for units at 19-25 (Villages at Falls Church), 19-26 (Heritage Woods I), 19-28 (Heritage Woods South) as vacancies become available.

B. Housing Choice Voucher

Eligibility

The PHA uses the following criteria for screening applicants:
Criminal or drug-related activity only to the extent required by law or regulation including criminal records from local and state law enforcement agencies.

The PHA shares participants' prior landlord names and addresses, and any information regarding damage claims paid on behalf of the participant with prospective landlords.

The PHA uses the following criteria for screening live-in aides:

- a. Criminal or Drug-related activity to the extent required by law or regulation including criminal records from local and state law enforcement agencies;
- b. Tenant checks to determine if the live-in aide owes money to another Housing Authority;
- c. Verification that the live-in aide is 18 years of age or older and is an eligible citizen or non-citizen; and
- d. Not a pre-existing household member.

Waiting List

When the waiting list is open interested persons may apply at the PHA main administrative office, the Fairfax County South County Government Center office, through computer kiosks at various public sites throughout the County, and through the PHA's web site, www.fairfaxcounty.gov/rha.

Search Time

Current policy is that no extensions are given beyond the initial 60-day period except under the following conditions: (1) The FCRHA provides extensions to voucher holders with disabilities through the reasonable accommodation process and on a case-by-case basis, and (2) 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. However, the FCRHA may choose to adjust this policy dependent upon market conditions, lease-up rates, reasonable accommodation request approvals, and available budget authority.

Admissions Preferences

Applicants are placed on the waiting list based on date and time of application solely for those applicants who meet all of the FCRHA's preferences, provided the household is within the income limits for the program in which they are applying. Prior to admission to the program, HCD verifies the information provided on the application, including any preference claimed by the applicant family.

These preferences are:

1. Homeless preference – Up to 50% of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a HUD-approved Transitional Housing Program.
2. Residency preference – Lives or works in Fairfax County;
3. Rent Burden preference – Pays more than 30% of their gross annual income for rent and utilities or has household income below 50% AMI; and
4. Working preference – At least one of the following:
 - a. Employed, attending school or participating in a job training program OR in a combination of these for at least 20 hours per week;
 - b. 62 years or older (single elderly family member will qualify before a single, non-elderly family);
 - c. Meets the U.S. Department of Housing and Urban Development (HUD) definition of being disabled;
 - d. Is the only adult in the household, is working less than 20 hours per week, and is the primary caretaker of a disabled dependent.

As Fairfax County has begun the process of implementing its “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services have been transferred to Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through a RFP process, awarded coordination of housing location services for homeless families to a nonprofit vendor. The housing locator services help to coordinate non-profit and volunteer efforts to assist individuals in their search for housing. To more efficiently facilitate coordination of referrals for the homeless preference, the vendor will take on the role of referral coordination to HCD. With one primary contact between HCD and the homeless and transitional housing providers, timing and communication of housing opportunities can be more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), will also facilitate community case management through MOUs with participating non-profit organizations for referred families in lieu of the contract arrangement with community-based organizations in the past.

The FCRHA will open and close its HCV waiting list on an as-needed basis in accordance with HUD Guidance – generally so that the wait for assistance is no more than 12 to 24 months.

6.0.2 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.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2011 grants)		
a) Public Housing Operating Fund	\$2,758,475	
b) Public Housing Capital Fund	\$1,900,288	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 HCV Tenant-Based Assistance	\$46,150,458	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$668,570	Public Housing Supportive Services
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	\$5,071,148	Public Housing Operations
4. Other income (list below)		
Investment income	\$38,177	Public Housing Operations
5. Non-federal sources (list below)		
County General Fund	\$829,673	Public Housing Operations
Total resources	\$57,416,789	

6.0.3 Rent Determination [24 CFR Part 903.7 9 (d)]

A. Public Housing

The FCRHA employs discretionary policies for determining income based rent. The FCRHA has adopted minimum rent hardship exemptions for situations including, but not limited to:

- The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- Would be evicted as a result of the imposition of the minimum rent requirement;
- Has lost income because of changed circumstances, including loss of employment;
- Has experienced a death in the family.

The Public Housing minimum rent is \$50. Between annual income reexaminations, tenants report all changes in income or family composition to the FCRHA. The FCRHA will process all decreases in income and will only process increases in income in the following situations:

- A household member's income changes from zero income to income;
- A household member's income changes from unearned income to income;
- There is an addition to the household who adds household income;
- A household member's employment changes from part-time to full-time employment;
- When a household will reach the maximum income limit for continued occupancy in Public Housing.

These policies will result in fewer interim income increases being processed and do not apply to households enrolled in the Family Self-Sufficiency program or those under the Earned Income Disregard. The FCRHA's flat rents are determined by 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.

The FCRHA reviews the income of families paying flat rent not less than once every three (3) years. Family composition will be reviewed annually for all families, including those paying flat rent. For a family paying flat rent there will be no utility deduction.

B. Housing Choice Voucher Tenant-Based Assistance

The FCRHA employs discretionary policies for determining income based rent. The FCRHA has adopted minimum rent hardship exemptions for situations including, but not limited to:

- The family has lost eligibility for or is awaiting an eligibility determination for a Federal, State, or local assistance program, including a family that includes a member who is an alien lawfully admitted for permanent residence under the Immigration and Nationality Act who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;
- Would be evicted as a result of the imposition of the minimum rent requirement;
- Has lost income because of changed circumstances, including loss of employment;

- Has experienced a death in the family.

The Housing Choice Voucher minimum rent is \$50. Between annual income reexaminations, tenants report all changes in income or family composition to the FCRHA. The FCRHA will process all decreases in income and will only process increases in income in the following situations:

- A household member's income changes from zero income to income;
- A household member's income changes from unearned income to income;
- There is an addition to the household who adds household income;
- A household member's employment changes from part-time to full-time employment;
- When a household will reach \$0 HAP.

These policies will result in fewer interim income increases being processed and do not apply to households enrolled in the Family Self-Sufficiency program or those under the Earned Income Disregard.

Generally the FCRHA maintains the voucher payment standard at 100 percent of the Fair Market Rent (FMR). The FCRHA will adjust the standard as dictated by levels of FMR, program funding, and on market conditions.

The FCRHA complies with HUD requirements for ensuring Housing Choice Voucher rents are reasonable when compared to rents charged for similar unassisted units in the local market. Rent reasonableness is assessed using a database of market rents in the FCRHA's jurisdiction, which are collected and analyzed through a regression analysis to determine a reasonable rent.

6.0.4 Operations and Management

A. PHA Management Structure

The FCRHA is a political subdivision of the Commonwealth of Virginia and is empowered to implement housing, community development, and redevelopment programs within Fairfax County and such towns, cities and counties with which it has cooperation agreements. The Fairfax County Board of Supervisors created the Department of Housing and Community Development (HCD) in 1973 for the purpose of carrying out the programs and serving as the staff of the FCRHA.

- Management and organization of HCD:
 1. Administration Division
 2. Office of Housing Management (Rental Services and Property Management Divisions)
 3. Property Improvement and Maintenance Division
 4. Financial Management Division
 5. Real Estate Finance & Grants Management Division
 6. Design, Development and Construction Division
 7. Information Systems and Services Division
 8. Homeownership and Relocation Services Division
- HCD's staffing level is 228 professional and support positions (includes merit, merit grant, limited term, and vacant positions). The major programs that HCD administers include:
 1. Housing Choice Voucher (HCV) Program
 2. Public Housing Program management, maintenance, and modernization
 3. Fairfax County Rental Program (FCRP)
 4. FCRP/Senior Housing Program

5. FCRP/Special Needs Housing Program
6. Affordable Dwelling Unit (ADU) Homeownership and Rental Programs
7. Home Repair and Improvement Programs
8. First-Time Homeownership Programs, including Moderate Income Direct Sales (MIDS)
9. Homebuyer Downpayment and Closing Cost Assistance Programs, including the Silver Lining Program
10. Community Development Block Grant Program
11. HOME Investment Partnership Program
12. Neighborhood Improvement Program
13. Assisted Housing Development and Preservation Program
14. Relocation Services Program
15. Financing Affordable Housing and Community Projects Program

B. Management and Maintenance Policies

(1) Public Housing Maintenance and Management: (list below)

The FCRHA has 27 public housing developments with a total of 1,063 units in the public housing inventory. In many cases, the public housing units are scattered among other market-rate units in the development, meaning that FCRHA does not own the entire property. Public housing units range in age from 50 years (Kingsley Park) to Affordable Dwelling Unit townhouses constructed within the last 10 to 12 years. Public Housing units include individual apartments scattered among market rate condominiums to townhouse units and garden apartments. The Department of Housing and Community Development (HCD) administers the Public Housing Program in accordance with HUD and FCRHA policies and procedures.

The public housing program serves households with incomes up to 50 percent of the area median income. The average annual income of tenant households as of August 2010 was \$23,542 per year, excluding one-bedroom units.

Management: The Office of Housing Management shares responsibility for the management of the Public Housing Program. HCD's Property Management Division is responsible for the day-to-day asset management and operations of the FCRHA's Public Housing Program. The Division issues detailed policies and procedures that are used in managing and maintaining the 27 public housing developments.

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, annual re-certifications, annual inspections, compliance, and risk management functions. The Division issues policies and procedures that are used in administering 1,063 public housing units and annual re-certifications. These procedures will be reviewed and revised to reflect the automation of many of these processes and changes in general practices.

These documents are maintained at HCD's headquarters location, 3700 Pender Drive, Fairfax, Virginia.

Maintenance: The Property Improvement and Maintenance Division (PIMD) and Property Management Division have direct responsibility to maintain FCRHA-owned properties in keeping with community standards and to ensure that all its properties are safe, decent, and affordable for the long-term. The public housing property managers coordinate maintenance activities with PIMD.

Maintenance activities are guided by specific requests, rules, standards, and policies that direct the Division in its maintenance function of keeping all public housing units in a viable living condition. PIMD handbooks contain the following subject matters related to the maintenance function.

- Resident Unit Inspection Procedures.
- Unit Work Order Procedures.
- Quality Control Procedures.
- Procedures for Statement of Maintenance Charges and Credits.
- Procedures for the Eradication of Pests.
- Procedures for Risk Management—Playground Health and Safety.

These documents are maintained at PIMD's headquarters location, 4500 University Drive, Fairfax, Virginia.

(2) Housing Choice Voucher Management: (list below)

The HCV program is a federally subsidized program administered by the FCRHA in Fairfax County in which the FCRHA assists eligible low-income households rent privately owned housing by providing a monthly rent subsidy for units that meet Federal Housing Quality Standards. The HCV program serves households with incomes up to 50 percent of the area median income.

Management: HCD's Rental Services Division has the responsibility for the day-to-day management and operations of the FCRHA's HCV Program. The Division issues detailed policies and procedures in its HCV Administrative Plan that are used by the Rental Services Division in administering approximately 3,384 Annual Housing Assistance Payment Contracts. The HCV Administrative Plan is maintained at HCD's headquarters location, 3700 Pender Drive, Fairfax, Virginia.

PROGRESS Center

The PROGRESS Center is a new unit currently under the Administration Division that will work with both the Public Housing and Housing Choice Voucher programs.

The Fairfax County Department of Housing and Community Development (HCD) is establishing The PROGRESS Center—an innovative model for coordinating services, opportunities and resources as a way to help families and individuals address complex challenges and move toward greater self-sufficiency. The PROGRESS Center is the *Partnership for Resident Opportunities, Growth, Resources and Economic Self Sufficiency*. The PROGRESS Center will focus on a number of critical areas including employment and training opportunities and services related to affordable health insurance, eviction prevention, compliance with Public Housing Community Service Requirements, emergency medical intervention, adult protective services, mental health services, and physical and sensory disabilities. Key to connecting FCRHA residents and Housing Choice Voucher recipients to these services and resources will be partnerships established with other County agencies and non-profit organizations. Other programs and resources which will be incorporated within The PROGRESS Center are volunteer services for Public Housing residents; scholarship opportunities; Section 3 opportunities; and on-site computer centers.

6.0.5 Grievance Procedures

A. Public Housing

The FCRHA established written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing. These procedures include:

Hearing procedures dated June 19, 1995, implements HUD's Final Rule on Restrictions on Assistance to Non-citizens; and Hearing procedures implementing the FCRHA's Reasonable Accommodation Process.

Residents can contact the FCRHA main administrative office or the Fairfax County South County Government Center office to initiate the FCRHA grievance process.

B. Housing Choice Voucher Tenant-Based Assistance

The FCRHA established informal review procedures for applicants to the Housing Choice Voucher tenant-based assistance program and informal hearing procedures for families assisted by the Housing Choice Voucher tenant-based assistance program in addition to federal requirements found at 24 CFR 982. These procedures include Hearing procedures dated June 19, 1995, implements HUD's Final Rule on Restrictions on Assistance to Non-citizens; and Hearing procedures implementing the FCRHA's Reasonable Accommodation Process.

Applicants or assisted families can contact the FCRHA main administrative office or the Fairfax County South County Government Center office to initiate the informal review and informal hearing processes.

6.0.6 Designated Housing for Elderly and Disabled Families

The FCRHA does not have any projects designated or pending designation for elderly and disabled families.

6.0.7 Community Service and Self-Sufficiency

Resident Services

In 2010 the FCRHA created The PROGRESS Center, which is tasked with coordinating services, opportunities and resources as a way to help families and individuals address complex challenges and move toward greater self-sufficiency. See Section 6.0.4.

Economic and Social Self-Sufficiency programs

The FCRHA administers both PH and HCV Family Self-Sufficiency (FSS) Programs. The FSS participants' service plans include the use of a Release of Information that permits the exchange of information between the agencies.

The FCRHA has a HUD-approved waiver to assist 50 participants of the Housing Choice Voucher program.

In addition to the Family Self-Sufficiency programs the FCRHA offers Resident Management Aide opportunities at public housing properties. The FCRHA also works with other County Agencies as well as non-profit organizations to provide access to computer learning centers, pre-employment programs, parent/child enrichment programs, on-site educational programs, wellness and fitness programs and therapeutic group activities.

In 2010 the FCRHA developed a three-year Section 3 Plan to ensure that HUD financial assistance, to the extent feasible, be directed to Public Housing residents and other eligible low- and very low-income persons, particularly recipients receiving federal assistance from HUD. The FCRHA has entered into a memorandum of understanding (MOU) with The SkillSource Group, Inc., a nonprofit arm of the Northern Virginia Workforce Investment Board, that provides employment and training services to Fairfax County residents.

Community Service

The FCRHA's policy on performing Community Service while a resident is in a public housing unit, effective October 1, 1999, is that each adult public housing resident, not exempted by the Act, shall perform at least 8 hours of community service per month for 96 hours per year. Generally, the tenant shall perform the required service on a month-to-month basis and is not allowed to skip the service one month and double up the hours in a subsequent month. The FCRHA will make exceptions to this policy for individuals who have special circumstances which they believe will prevent them from completing the required community service requirements for a given month. If this occurs the individual must notify the FCRHA in writing within 10 business days of the circumstances becoming known. The FCRHA will review the request and notify the individual, in writing, of its determination within 10 business days of receipt of the exception request. The FCRHA's complete Community Service policy is located in its Public Housing Admissions and Continued Occupancy Policy.

The FCRHA is complying with the statutory requirements of Section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by:

- Adopting appropriate changes to the FCRHA's public housing rent determination policies and train staff to carry out those policies.
- Informing residents of new policy on admission and reexamination.
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing a protocol for exchange of information with all appropriate TANF agencies.

6.0.8 Safety and Crime Prevention

Based on input received during quarterly resident meetings, the majority of residents indicate that they feel safe in their homes and when walking in the development during the daytime. Concerns that are mentioned at meetings relate to lighting and loitering issues. Remedies include monitoring and replacing lights, installation of security fences, and posting no parking and loitering signs to prevent drug activity and loitering at the properties. The FCRHA will work within local community restrictions, as it has limited ability to address tenant requests in communities governed by Homeowner Association regulations that do not permit installation of additional lighting. Other remedies include increased contact with the police to help enforce no trespass letters and prosecution efforts.

The Fairfax County Police Department (FCPD) provides crime statistics to the FCRHA for analysis. Arrest data is also provided on a weekly basis from FCPD. The arrest data is used to detect drug-related

and violent criminal activity of tenants. The arrest data also reveals unauthorized persons residing in units and households in need of referrals for service to determine if intentional fraud has been committed.

As established by an agreement between the FCRHA and FCPD, reports containing Calls for Service and Field Investigative Reports for Part I and Part II crimes are provided semi-annually to HCD. The agreement also allows HCD, to the extent authorized by law, to access all public information that in any way deals with criminal activity on any FCRHA property. FCPD also provides copies of public records that document or substantiate actual or potential criminal activity in or connected with the public housing developments. This information is provided at no cost to HCD. Weekly arrest data is also provided to HCD by FCPD. This data is provided on disk and is then matched with the HCD database.

The Fairfax County police officers have access to site offices and are invited to quarterly resident meetings. Police may use site space to meet with residents, and discuss warnings to any person found to be in violation of HCD rules and regulations that could be considered illegal. HCD also has offered public housing units to police officers in accordance with HUD regulations.

The FCPD officers involved in investigations, arrests and other law enforcement activities involving public housing residents will appear at grievance hearings, as well as in courts of law, as necessary. In termination actions for violent criminal activity and drug-related activity, they will offer testimony, present evidence, are cross-examined and expert witnesses to support HCD's termination action against a public housing resident. The partnership of HCD and the FCPD in eliminating such activity from public housing properties demonstrates the mutually shared investment both parties have in improving the living conditions for public housing residents and the safety of public housing properties.

6.0.9 Pets

Policy Statement

The FCRHA's policy on pet ownership in public housing permits a resident to own a maximum of two pets (only one of which may be a dog) while a resident in a public housing unit. The resident must maintain the pet in the public housing development subject to the FCRHA's requirements.

Regular FCRHA pet policies do not apply to animals that are used to assist persons with disabilities and are necessary as a reasonable accommodation. Assistance animals are exempt from the FCRHA's pet restrictions on number, size or type, and the FCRHA's policy requiring pet fees and deposits. (Notice PIH 2006-13(HA)).

6.0.10 Civil Rights Certifications

Civil rights certifications are included in the PHA Certifications of Compliance with PHA Plans and Related Regulations, included in Attachment F.

6.0.11 Fiscal Year Audit

The PHA submitted the most recent fiscal year end independent auditors' report to HUD.

6.0.12 Asset Management

Long-Term Asset Management Goals and Objectives

- The operating needs of the public housing stock are:
 1. Project-based budgeting and financial reporting is in place for all developments.
 2. Improved resident training in basic home and equipment maintenance.
 3. Establishing a review process that will look at existing and new property management policies in terms of their economic impact on the public housing program.
 4. Establishing a program of property rehabilitation in conjunction with the Capital Grant Fund.
 5. Continuing implementation of a facility management software package that will integrate rent records with work orders and capital construction history. Implementation of the program is underway: Phase I is complete and Phase II is almost completed.
- The capital investment and rehabilitation needs of the public housing stock are assessed as follows:
 1. The FCRHA contracts with an independent engineering consultant for periodic inspections of its public housing units to update replacement reserve computations/preventative maintenance recommendations and capital needs recommendations.
 2. The FCRHA will continue with annual inspections of public housing developments to identify risk management needs, security needs, and physical improvement needs.
 3. Capital improvements are underway in the FCRHA's older developments in order to meet a compatibility standard with the surrounding market environment.
 4. Disposition of public housing units is not being planned during the Annual Plan period.

6.0.13 Violence Against Women Act (VAWA)

Per the requirements of the 2005 Violence Against Women Act (VAWA), the Fairfax County Redevelopment and Housing Authority (FCRHA) is required to include a statement concerning VAWA as an attachment to its five-year and annual plans. This statement is submitted in response to that requirement.

The FCRHA notified current Public Housing residents and Housing Choice Voucher (HCV) participants of their rights under VAWA and HCV landlords of their responsibilities under this law, in January 2007. The notifications to the residents/participants contained:

- A description of what the law states and what protections it offers them;
- Instructions for what to do if they or their family are being victimized;
- Domestic violence services provided by Fairfax County, along with phone numbers for each service;
- What the FCRHA requires to certify the abuse took place and that the victim(s) took action against the abuser;
- How reports will be kept confidential; and
- What the FCRHA will do once a report is filed and how to file a report.

The notifications sent to HCV landlords contain a description of what the law states and how it applies to them; what landlords should do if violence is occurring in their units; what protections they can offer to their residents; and what actions the landlord can take if the abuser re-enters the unit.

All residents/participants receive a VAWA acknowledgement form at recertification that explains their rights. All household members over 18 are required to sign this form, indicating that they understand these rights. Landlords receive a letter stating what their responsibilities are in regards to VAWA.

The FCRHA has an ongoing relationship with Fairfax County's Domestic Violence Coordinator and staff refers clients when a need for services has been established.

It is the FCRHA's policy that no applicant who has been a victim of domestic violence, dating violence, or stalking shall be denied admission into the program if he/she is otherwise qualified. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as a serious or repeated violation of the lease by the victim or threatened victim of that violence, and shall not be good cause for terminating the assistance, tenancy, or occupancy rights of the victim of such violence. The FCRHA may terminate assistance and remove a lawful occupant or tenant who engages in criminal acts or threatened acts of violence or stalking against family members or others without terminating the assistance or evicting victimized lawful occupants. The FCRHA will honor court orders regarding the rights of access to or control of the property, including civil protection orders, emergency protective orders, and other orders issued to protect the victim and to address the distribution or possession of property among household members in cases where the family breaks up.

There is no limitation on the ability of the FCRHA to terminate assistance for other good cause unrelated to the incident or incidents of domestic violence, dating violence or stalking, other than the victim may not be subject to a "more demanding standard" than non-victims. There is no prohibition on the FCRHA terminating assistance if it "can demonstrate an actual and imminent threat to other tenants or those employed at or providing service to the property if that tenant's (victim's) assistance is not terminated." Any protections provided by law which give greater protection to the victim are not superseded by these provisions. The FCRHA may require certification by the victim of victim status on such forms as the FCRHA and/or HUD shall prescribe and approve.

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 Financing Modernization or Development

The FCRHA does not plan to apply for any HOPE VI or Mixed Finance Modernization or Development.

(b) Demolition and/or Disposition

The FCRHA does not have any projects currently or pending demolition or disposition.

(c) Conversion of Public Housing

The FCRHA does not have any projects currently or pending for conversion from Public Housing to Tenant-Based Assistance

(d) Homeownership

The FCRHA does not have any projects currently or pending for Public Housing homeownership.

The FCRHA continues to administer a Homeownership program under the Housing Choice Voucher Program.

The FCRHA has eligibility criteria for participation in its HCV Homeownership Option program in addition to HUD criteria. This criteria is listed in Attachment B. The current program size is 25.

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. Please see Attachment A.

The Resident Opportunities for Self-Sufficiency (ROSS) Family and Homeownership Program is the federally funded program that provides financial education to Public Housing residents who are interested in achieving homeownership. Families who are currently in the Fairfax County Family Self-Sufficiency program or in the Public Housing program are eligible to participate in the ROSS Grant program. Fourteen monthly sessions on credit education and homeownership education sessions are delivered to participants. In addition, there is one-on-one counseling quarterly. Participants are required to make a commitment to attend credit sessions and to work on budgeting. The objective of the combination of the monthly credit education sessions and individual course management meetings is that the participants will be able to improve budgeting skills and raise their credit scores. In addition, a requirement of the ROSS program is to establish a savings account in order to save money for down payment and closing costs, with the goal of achieving homeownership. The ROSS Grant has some matching funds to match participants' savings toward purchasing a home. Community partners will participate as speakers at the education sessions to provide related information.

(e) Project-Based Vouchers

Annual Plan Statement:

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. At its meeting on June 17, 2010, the FCRHA authorized the advertisement of a solicitation for 60 project-based vouchers, of which 34 will be designated for families who are homeless or at risk of homelessness and 18 for singles with disabilities. Priority will be given to proposals which indicate that they will use the vouchers to rapidly re-house homeless families or prevent homelessness, in conjunction with supportive services. As of publication of the FCRHA Annual Plan for Fiscal Year 2011 (FCRHA Fiscal Year 2012), the PBV application process was still underway.

SELECTION CRITERIA: The chart below details the standard criteria for FCRHA awards of project-based assistance. The FCRHA may amend this criteria if the PBV selection is intended to serve a specific population in Fairfax County. 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"> <input type="checkbox"/> Housing First with Services <input type="checkbox"/> Preservation of affordable rental housing for a minimum of 30 years; <input type="checkbox"/> Senior housing initiatives (e.g. 62 years or older, incomes below 30% Area Median Income); <input type="checkbox"/> Specialized fully accessible (Uniform Federal Accessibility Standards) housing for persons with disabilities integrated with units for persons without disabilities 	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

8.0 Capital Improvement Needs

For Capital Improvement information see Attachment C and Attachment D.

8.0.1 Capital Fund Program Annual Statement/Performance and Evaluation Report

The Capital Fund Program Annual Statement is provided as Attachment C. FCRHA's use of its American Recovery and Reinvestment Act of 2009 (ARRA) allocation of Capital Fund Program funds is detailed in the Annual Statement found in Attachment C.

8.0.2 Capital Fund Program Five-Year Action Plan

The Capital Fund Program Five-Year Action Plan is provided as Attachment D.

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.

Extremely Low-Income

The *Fairfax County Five-Year Consolidated Plan* found that there were a total of 26,050 extremely low-income (30% of Area Median Income or less) renter and owner households in the county (2005-2007 estimates, based on 2009 Comprehensive Housing Affordability Strategy (CHAS) data). Of the 16,675 extremely low-income renter households, 87% have some kind of housing problem, including 66.6% that have extreme rent/cost burdens of 50% or more of their household income. Large families (five or more people) are particularly at-risk, as 99.6% of large families have some kind of housing problem and 82.1% have extreme rent/cost burdens of 50% or more of their household income. Similarly, 93.9% of the county's 9,375 extremely low-income owners have housing problems, including 72.5% with extreme cost burdens.

Elderly

Approximately one-in-four extremely low-income (ELI) households in Fairfax County consist of one or more people aged 62+ (25%). Elderly extremely low-income households are much less likely to have housing problems than families or non-elderly, unrelated individuals (including 1-person households, unmarried couples without children, and unrelated roommates).

Disabled

The *Five-Year Consolidated Plan* reported, based on 2009 CHAS data, that there were a total of approximately 3,565 extremely low-income renters and owners with mobility or self-care limitations in Fairfax County. Of this total, there were 2,430 renter households, about half of which were elderly. About 60 percent of the extremely low-income elderly renters with mobility and self-care limitations have housing problems, but 75 percent of non-elderly renters with mobility and self-care limitations have housing problems. Consequently, the non-elderly segment accounts for 60 percent of extremely low-income renters with mobility and self-care limitations who have housing problems. There were also

1,135 extremely low-income owners with mobility or self-care limitations and most were elderly. These owners had a high probability of having housing problems.

Racial/Ethnic Groups

In determining disproportional needs of racial or ethnic groups in Fairfax County for the purpose of the Consolidated Plan, the Virginia Tech Center for Housing Research used the percentage of households having a “housing problem”, as reported in the 2009 CHAS data. Having a housing problem is the only needs measure provided in 2009 CHAS by both income and racial and ethnic categories. The housing needs of white, black, and Asian households were all proportionate to the needs of all households within any income category identified by the 2009 CHAS data (meaning there was less than a 10 percentage point difference in the percent with a housing problem within each income category as compared to all households). However, based on the CHAS data, Virginia Tech did find that “other” race households and Hispanic households had a disproportionately greater need based on percentages with a housing problem (10 or more percentage points higher than for all households) within a few income categories. As reported in the *Fairfax County Five-Year Consolidated Plan for FY 2011-2015*, while the disproportionate need of Hispanic households as identified through the CHAS data is marginal, the county recognizes the special needs of this population. Call centers are set up to respond to the needs of Spanish speaking residents. Existing programs assist language minorities in improving their language skills, finding needed services, and seeking/maintaining employment.

Low-Income and Moderate Income¹

The *Fairfax County Five-Year Consolidated Plan* found that there were total of 79,310 low-income (30% to 50% of Area Median Income) and moderate-income (50% to 80% of Area Median Income) renter and owner households in the county (based on 2009 CHAS data). Of the 11,750 low-income renters in the county, 90.4% have some kind of housing problem, including 38.7% that have extreme rent/cost burdens of 50% or more of their household income. Of the 21,600 moderate income renters, about 58.8% have some kind of housing problem and 5.9% had an extreme rent/cost burden. Approximately 77.9% of the 14,615 county’s low-income owners, and 63.1% of the county’s 31,345 moderate income owners, have some kind of housing problem.

Elderly

Approximately one-in-five low- and moderate-income (LI) households in Fairfax County consist of one or more people aged 62 and over (20%). Elderly renters are much more likely to have severe cost burdens at this income level than are any other group.

¹ Note: Definitions required by HUD for the Consolidated Plan differ from those used by the Fairfax County Redevelopment and Housing Authority (FCRHA) for the purpose of its programs. HUD defines “low-income”, for the purpose of the Consolidated Plan, as including households earning 30 to 50% of the Area Median Income (AMI), and “moderate income” as including households earning 50 to 80% of AMI. The FCRHA defines 30 to 50% of AMI as “very low income”, and “moderate income” as up to 100 percent of AMI, to be applied on a case-by-case basis.

Disabled

Of the 6,255 low- and moderate-income households with mobility or self-care limitations in Fairfax County, nearly 56.5% are non-elderly. These non-elderly households (38%) are more likely to have housing problems than elderly households (21%).

Racial/Ethnic Groups

Please see “Racial/Ethnic Groups” above for a description of the Consolidated Plan methodology and findings concerning disproportionate housing needs.

9.0.1 Strategy for Addressing Housing Needs

The Fairfax County Redevelopment and Housing Authority (FCRHA) will take the following steps to address the housing needs of families in the County and on the waiting lists in the upcoming year:

- Continue to provide a waiting list preference for families that are rent-burdened and apply for either the HCV program or Public Housing program. This preference will be provided to any family that is paying 30% or more of its income on rent and utilities. Families with an income at or below 50% of Area Median Income will also receive this preference.
- Continue to provide a waiting list preference for families that are elderly or disabled and apply for either the HCV program or Public Housing program. Elderly or disabled families receive the benefit of the FCRHA’s working preference, which is one of the three preferences a family must meet in order to be placed on the waiting lists.
- Continue to provide up to 50% of all admissions in the HCV and Public Housing programs to families in a special pool of applicants. These families are (1) homeless families in transitional housing meeting HUD’s transitional housing definition, (2) homeless families who are in Project Homes emergency shelters or have been involuntarily displaced, and (3) homeless disabled families referred by a nonprofit vendor.
- Continue to produce Public Housing units that comply with Uniform Federal Accessibility Standards (UFAS) and are accessible for persons with mobility impairments.
- Continue to provide reasonable accommodations to families when the accommodation is necessary to afford a person with a disability the equal opportunity to use and enjoy a program or dwelling unit.
- Continue to explore options to ensure the financial and physical sustainability of the FCRHA’s Public Housing portfolio, including opportunities to convert a limited number of Public Housing units to project based vouchers and opportunities under the Move to Work Program, consistent with the goals outlined in the FCRHA’s Five-Year Strategic Plan.

10.0 Other Information

(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.

FCRHA Goals to serve the needs of low-income, very low-income, and extremely low-income families in Fiscal Years 2010 – 2014.

Goal 1. To preserve, expand and facilitate affordable housing opportunities in Fairfax County.

Accomplishments:

- (a) The FCRHA is currently designated as a “High Performer” by HUD for its successful, ongoing implementation of the federal Housing Choice Voucher (HCV) program. In FY 2010 the FCRHA utilized 100% of its 3,384 allocated vouchers; the average household income was \$19,212 or 21 percent of the Area Median Income (AMI) for a family of three.
- (b) In FY 2010 the FCRHA attained a 99% occupancy rate in its 1,063 Public Housing units; the average household income served was \$21,694, or approximately 23% of the AMI for a family of three.
- (c) In FY 2010 the FCRHA attained a 97% occupancy rate in its 2,069 multifamily affordable rental units managed under the Fairfax County Rental Program; the average household income was \$36,509, or 39% of the AMI for a family of three.

Goal 2. To provide opportunities for those who work in Fairfax County to live in Fairfax County.

Accomplishments:

- (a) In the Public Housing and Housing Choice Voucher programs, the FCRHA’s policy is that only applicants that meet all of the FCRHA’s local preferences will be placed on the waiting lists. One of these preferences is a residency preference for a family whose head, spouse, or sole member lives or works in Fairfax County or the cities or towns with which the FCRHA has agreements.
- (b) The FCRHA provides housing opportunities through the Magnet program to families working in critical fields in Fairfax County, including INVOA Health systems nurses, police and sheriff officers in training, paramedics and firefighters in training, and Fairfax County Public School (FCPS) teachers and bus drivers. In FY 2010 the FCRHA provided 49 Magnet units to Fairfax County families.
- (c) Created by the Board of Supervisors in 2007, Fairfax County’s Workforce Housing policy is a proffer-based incentive system designed to encourage the voluntary development of new housing affordable to a range of moderate-income workers in Fairfax County’s high-rise/high density areas. The Comprehensive Plan provides for a density bonus of up to one unit for every workforce unit provided by a developer, with the expectation that at least 12 percent of units in new developments be affordable or workforce housing. The Workforce Housing policy also provides for the administrative tools for the long-term administration of proffered workforce units, and addresses issues such as unit specifications, price and financing controls, covenants and occupancy. As of July 2010, a total of 1,212 Workforce Dwelling Units (WDU) had been committed by private developers in rezoning actions approved by the Board of Supervisors and the first units will be delivered in FY 2011. In addition to the Workforce Housing policy, Fairfax County also has an Affordable Dwelling Unit (ADU) program, adopted in 1990 as part of the Zoning Ordinance. The ADU program requires developers of certain housing developments to set aside up to 12.5 percent of the units as affordable housing (6.25 percent for multifamily rentals) in return for additional density granted at the time the development is built. The FCRHA has the right to acquire one third of the ADUs for sale and to lease up to one-third of the rental units. The remaining units are sold or rented to moderate income households. As of July 2010, a total of 2,340 units (1,027 rentals and 1,313 for-sale condominiums) have been produced under the ADU program; the FCRHA has acquired 147 of the for-sale units, which are maintained as permanent affordable rental housing.

Goal 3. To generate and increase opportunities for homeownership as a means to self-sufficiency, asset growth, neighborhood stability and allow those who work in Fairfax County to live in Fairfax County.

Accomplishments:

- (a) The FCRHA administers a Section 8 (Housing Choice Voucher (HCV)) Homeownership Program and as of FY 2010, it has fully utilized its allotted 25 homeownership vouchers.
- (b) In FY 2010 the FCRHA facilitated the purchase of 63 homes via the First-Time Homebuyers Programs.
- (c) In FY 2010 the FCRHA leveraged \$7,288,968 of non-county funds for First-Time Homebuyers purchasing in Fairfax County.

Goal 4. To foster the self-sufficiency of FCRHA residents as they move toward financial independence, while recognizing the needs of special populations.

Accomplishments:

- (a) The FCRHA administers a Family Self-Sufficiency (FSS) Program in the HCV and Public Housing programs. As of FY 2010 the two programs were 98% utilized within the 50 slots available for each program.
- (b) The Fairfax County Department of Housing and Community Development (HCD) is establishing The PROGRESS Center—an innovative model for coordinating services, opportunities and resources as a way to help families and individuals address complex challenges and move toward greater self-sufficiency. The PROGRESS Center is the *Partnership for Resident Opportunities, Growth, Resources and Economic Self Sufficiency*. The PROGRESS Center will focus on a number of critical areas including employment and training opportunities and services related to affordable health insurance, eviction prevention, compliance with Public Housing Community Service Requirements, emergency medical intervention, adult protective services, mental health services, and physical and sensory disabilities. Key to connecting FCRHA residents and Housing Choice Voucher recipients to these services and resources will be partnerships established with other County agencies and non-profit organizations. Other programs and resources which will be incorporated within The PROGRESS Center are volunteer services for Public Housing residents; scholarship opportunities; Section 3 opportunities; and on-site computer centers.

Goal 5. To give citizens a sense of ownership in policies and programs, through open and two-way communication of ideas and information about housing and revitalization challenges and opportunities.

Accomplishments:

- (a) The FCRHA fosters and measures customer satisfaction through newsletters to Public Housing and Housing Choice Voucher (HCV) residents and landlords, as well as internal customer satisfaction surveys to HCV participants. In addition, the FCRHA works to involve residents in policy decisions via the Resident Advisory Council, which assists staff in preparing the annual Public Housing Authority plan and reviews and provides input on resident issues.
- (b) In FY 2010 the FCHRA held two nonprofit dialogues, which are opportunities for local nonprofit organizations to receive information on funding opportunities as well as participate in housing policy-making.
- (c) In FY 2010 the FCRHA held quarterly briefings for current and prospective Housing Choice Voucher landlords to educate them on the program and encourage participation.

Goal 6. To assure the continued excellent reputation of the FCRHA through fiscally responsible policies, sound business practices, and well-maintained properties that meet the high community standards of Fairfax County.

Accomplishments:

- (a) The FCRHA has attained High Performer status for the Section 8 (HCV) Management Assessment Program (SEMAP) in the last three years that HUD has issued its ratings.
- (b) In FY 2010, all Public Housing renovations occurred in a timely fashion as described in the FCRHA's FY 2010 Capital Fund Program 5-year Action Plan.

(b) Significant Amendment and Substantial Deviation/Modification.

In accordance with PIH Notice 99-51 (HA) issued December 14, 1999, PHAs must define "substantial deviation" of Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan. The Quality Housing and Work Responsibility Act of 1998 requires that PHAs explain "substantial deviation" from the 5-Year Plan in their Annual Plans. The Act also provides that, while PHAs may change or modify their plans or policies described in them, any "significant amendment or modification" to the plan would require PHAs to submit a revised PHA plan that has met full public process requirements.

The FCRHA's definition of "substantial deviation" of Annual Plans from the 5-Year Plan and "significant amendment or modification" of the Annual Plan will consider the following to be significant amendments or modifications:

- Changes to rent or admissions policies or organization of the waiting list.
- Additions of non-emergency work items when dollar amount exceeds 10 percent of the Capital Fund Budget or the amount of replacement reserve funds that exceed 10 percent of the annual Capital Fund Budget.
- Any change with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

(c) Applicable memorandum of agreements with HUD or any plan to improve performance

The FCRHA currently has no memorandum of agreements with HUD or any plan to improve performance.

Attachments

Attachment A: Description of Homeownership Programs

Attachment B: FCRHA Housing Choice Voucher Section 8 Homeownership Capacity Statement

Attachment C: Annual Statement for FY 2011

Attachment D: FY 2011 Capital Fund Program 5-Year Action Plan

Attachment E: Comments of the Resident Advisory Board and other Boards

Attachment F: List of Certifications to be Submitted by April 15, 2011

Attachment G: Performance and Evaluation Reports; Capital Fund Program

Attachment A

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- \$197,000 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 September 2010, 83 households in the FCRHA’s Public Housing, Housing Choice Voucher, and Fairfax County Rental Program have been certified for homeownership and are waiting for units to come available; this represents 35 percent of the 239 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 ½ percent below the interest rate of the VHDA loan product used.
- ROSS (Resident Opportunity and Self-Sufficiency) Family and Homeownership Program: In FY 2008, the FCRHA implemented its new ROSS Family and Homeownership Program grant from HUD. The ROSS Grant 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 includes fourteen months of credit and homeownership education, establishment a savings account to save towards the purchase of a home, and participation in an Individual Homeowner Action Plan that includes regular budget maintenance. This pilot program is currently working with 45 households whose goal is to move into homeownership.

- Section 8 (Housing Choice Voucher) Homeownership Program: A complete description of the FCRHA Section 8 Homeownership program can be found in Attachment B.
- 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. Since May 2008, 1,887 persons have received foreclosure counseling.
 - Silver Lining Initiative: Through shared equity second trusts of up to \$91,767, the County assists first-time homebuyers in purchasing a foreclosed home. The purchase price of the foreclosed home cannot exceed \$362,790, and homes are limited to townhouses and single-family homes. Low-cost first mortgages through the VHDA's SPARC program are provided to qualifying households. The program started in September 2008 and serves 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 uses a variety of tools:
 - Direct Strategic Purchase: The County can 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 assists 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 B

FCRHA Housing Choice Voucher 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 seven years. That capacity is demonstrated in this Annual Plan by inclusion of the Policy Statement and Program Status below.

Policy Statement

In 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 or other tenant-assisted voucher programs administered by HCD, such as tenant based rental assistance 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 assisted rental housing to a family-owned home;
 3. meets the minimum income requirement at initial qualification for homeownership;
 4. meets the employment requirements;

* 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.

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

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 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. 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 required quarterly homeownership club meetings (post purchase), 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. At these meetings families must also demonstrate that they are current on their mortgage and condo/HOA fees if applicable.

- 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).
8. HOA/Condo fees

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.

* 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.

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.

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. 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 with additional vouchers during FY 2011.

Part I: Summary					
PHA Name: Fairfax County Redevelopment and housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P01950111 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2011 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <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					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	\$100,000			
4	1410 Administration (may not exceed 10% of line 21)	\$190,023			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$110,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$538,000			
10	1460 Dwelling Structures	\$910,000			
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 ⁴				

¹ To be completed for the Performance and Evaluation Report.

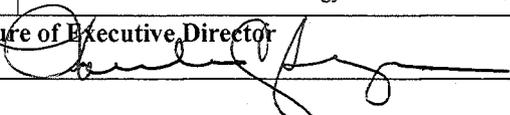
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ 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

Part I: Summary						
PHA Name: FAIRFAX COUNTY RHA		Grant Type and Number Capital Fund Program Grant No: VA39P019-50110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <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						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	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)	\$52,205				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,900,228				
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 		Date 4-5-11		Signature of Public Housing Director		
				Date		

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

Part II: Supporting Pages								
PHA Name: Fairfax County Redevelopment and Housing			Grant Type and Number Capital Fund Program Grant No: 509-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
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 ¹	Funds Obligated ²	Funds Expended ²	
Va19-45 Ragan Oaks	Replace kitchen cabinets and appliances	1460	51	\$259,000				
	Mill and repave parking lot	1450	LS	\$87,000				
	Replace HVAC with high efficiency units	1460	51 units	\$163,000				
	Repair three retaining walls	1430	3	\$110,000				
VA19-40 Reston Town Center	Mill and repave parking lot	1450	3200sy	\$46,000				
	Replace standing seam roof, Install cricket and install new roof.	1450	30 th	\$405,000				
VA19-38 Kingsley Park.	Replace deteriorated siding and install Hardi-plank siding. Replace failing brick veneer.	1460	12 buildings	\$488,000				
Management Improvement		1408		\$100,000				
Administration	Salary and benefits for coordination staff	1410		\$190,023				
Contingency		1502		\$52,205				
Total Grant				\$1,900,228				

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:				Federal FFY of Grant:	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Va19-45 Ragan Oaks	6/2013		6/2015		
Va19- Reston town	6/2013		6/2015		
Va19-38 Kingsley Park	6/2013		6/2015		

¹ 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.

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY _ 2011_____	Work Statement for Year ____2012_____ FFY ____2012____			Work Statement for Year: _2012_____ FFY ____2012____		
	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						
Annual						
Statement	VA019000005 GREENWOOD VA19-30 Replace kitchen cabinets, appliances & flooring. Landscaping & site lighting Replace concrete walkways TOTAL	 138 apts LS 1500 sy	 \$561,000 \$157,000 \$95,000 \$813,000	VA019000008 OLD MILL VA19-42 Replace HVAC TOTAL	 47 apts \$235,158	 \$235,158
	VA019000001 NEWINGTON VA19-04 Replace siding Replace water heaters TOTAL	 36 townhouses 36 townhouses	 \$245,000 \$22,000 \$267,000			
	VA019000011 WESTGLADE VA19-55 Replace windows & patio sliders with thermopane TOTAL	 132 ea	 \$62,4000 \$62,400			

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2013</u> FFY _____			Work Statement for Year: <u>2013</u> 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
See	VA019000001 AUDUBON VA19-01			VA019000002 & VA019000009 HERITAGE SOUTH, HERITAGE I, HERITAGE N, SPRINGFIELD GREEN & COLCHESTER VA19-26, VA19-26, VA19-39		
	Replace thru the wall A/C' units	46 apts	\$60,000			
	Replace central boiler	1	\$50,000			
	Replace kitchen cabinets, appliances, replace worn parquet w/ carpet, new closet doors & new bath fixtures	46 apts	\$470,950			
	TOTAL		\$580,950	Replace HVAC	56 apts	\$296,800
			Replace cabinets & appliances	56 apts	\$352,800	
			Replace bath fixtures & tub diverters	56 apts	\$19,400	
			TOTAL		\$669,000	
Annual	VA19000001 ATRIUM VA19-13					
	Replace water piping, tub diverters & water heaters	37 apts	\$146,608			
	TOTAL		\$146,608			
Statement						

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year <u>2014</u> FFY <u>2013</u>			Work Statement for Year: <u>2014</u> FFY <u>2014</u>		
	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	ROSEDALE VA-03 Replace kit.cabs/appliances/floor Replace light fixture Total	97	\$645,000 \$58,000 \$703,000	KINGSLEY VA19-38 Replace cabs with severe use/ref/ranges/ Replace attic steps. Total	108	\$610,000 \$108,000 \$718,000
Annual						
Statement						

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

Work Statement for Year 1 FFY _____ 2011_____	Work Statement for Year _____ 2015 _____ FFY _____ 2015 _____			Work Statement for Year: _____ 2015 _____ FFY _____ 2015 _____		
	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	VA19-55 Scattered sights Copper mill Replace appliances cabinets/ counters VA19-39 Springfield Green Replace appliances and cabinets Total	 3 5 	 \$54, 500 \$79,000 \$133,500	VA19-55 West Glade Replace HVAC Replace HWH Replace appliances and kit.Cabs. Total	 26 26 26 	 \$145,000 \$16,500 \$330,000 \$491,500
Annual	VA-19-06 The Park Replace HWH's Replace appliances Kit.cabs and kit flooring Total	 24 24 	 \$14,500 \$400,000 \$414,500	VA-1913 Atrium Replace kit.cabs/flooring and appliances Total	 37 	 \$527,000 \$527,000
Statement						

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

December 14, 2010

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 2011. 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 November 16, 2010.

The Council bases its recommendations on a consensus of members present at Council meetings from September 2010 through December 2010. The Council's specific comments and recommendations are as follows:

Section 6.0, including sub-sections – PHA Plan Update:

The Council reviewed and affirmed the content of section 6.0 of the plan. The Council feels strongly that the recruitment of management aides should be a priority for all Public Housing Developments so that these residents can assist the PROGRESS Center in achieving its goals. The Council thinks that the PROGRESS Center will be very beneficial and would like staff to return sporadically to give updates on its development.

Section 7.0, including sub-sections – HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers:

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

Section 8.0, including sub-sections – Capital Improvements:

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

Section 9.0, including sub-sections – Housing Needs:

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

Section 10.0 – Additional Information:

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

If you have any questions regarding our comments or recommendations, please contact me at (703) 324-5285. Thank you.

Staff Response: *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. Staff agrees with the RAC's suggestion for more recruitment of Management Aides at Public Housing properties, and will work with the PROGRESS Center and Management Aides to achieve greater involvement, depending on funding availability.*

Sincerely,

/s/

Paulette Whiteside, Chairperson
Resident Advisory Council

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 Federal agency 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

3/30/11

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 VA019000007P	Rosedale Manor Apts. (96 apts.) 3401 – 3427 Spring Lane Falls Church, VA 22041
19-04 VA019000001P	Newington Station (36 townhouses) *7701 Matisse Way *8404 Dampier Court *8404 Eucalyptus *8412 Red Ash Court Springfield, VA 22153
19-06 VA019000002P	The Park (24 townhouses) 6440 – 6476 Burwell Street 6441 – 6447 & 6471 - 6477 Burwell Street Springfield, VA 22150
19-11 VA019000004P	Shadowood (16 condominiums) *2228 Castle Rock Square Reston, VA 20191

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

19-13 VA019000001P	The Atrium Apts. (37 apts.) 3429 & 3501 Holly Hill Road Alexandria, VA 22306
19-25 VA019000005P	Village at Falls Church (36 condominiums) *2918 Willston Place *2904 Peyton Randolph Drive *6247 Wilson Blvd. *6232 Arlington Blvd. Falls Church, VA 22044
19-26 VA019000002P	Heritage Woods I (19 condominiums) *4201 Americana Drive Annandale, VA 22003
19-27 VA019000003P	Robinson Square (46 townhouses) 4410 – 4433 St. Edward's Place (no 4432 unit address) 10700 – 10744 St. John's Place (even number addresses) Fairfax, VA 22030
19-28 VA019000002P	Heritage Woods South (13 condominiums) *4351 Americana Drive Annandale, VA 22003
19-29 VA019000002P	Sheffield Village (8 townhouses) 7660 Sheffield Village Lane Lorton, VA 22079
19-30 VA019000005P	Greenwood Apts. (138 apts.) 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 VA019000003P	Briarcliff II (20 townhouses) 2233 – 2252 Briarcliff Court Vienna, VA 22182
19-32 VA019000009P	West Ford II (22 townhouses) 7911 – 7953 Fordson Road (odd numbered addresses) Alexandria, VA 22306
19-33 VA019000002P	West Ford I (24 townhouses) 7950 - 7962 Andrus Court (even numbered addresses) 2700 – 2732 Mennifield Court (even numbered addresses) Alexandria, VA 22306
19-34 VA019000009P	West Ford III (59 townhouses) 3000 – 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
VA01900004P
Barros Circle (44 townhouses)
14500 – 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
VA01900008P
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
VA01900006P
Kingsley Park (108 apts.)
3139 - 3182 Allen Street
3069 – 3159 Monticello Drive (odd numbered addresses)
7401 – 7467 Linda Lane
Falls Church, VA 22042

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

VA01900008P
Colchester (8 condominiums)
***7974 Audubon Ave**
Alexandria, VA

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

19-40
VA01900003P
Reston Town Center (30 townhouses)
1800 - 1858 Bowman Towne Court (even numbered addresses)
Reston, VA 20190

19-42
VA01900008P
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 VA01900004P	Ragan Oaks (51 apartments) 12101 – 12105 – 12109 – 12113 Ragan Oaks Ct. Fairfax, VA 22306
19-51 VA019000010P	Tavenner Lane (12 Public Housing, 12 Rental Program) 7200 – 7202 – 7206 – 7208 Tavenner Lane Alexandria, VA 22306
19-52 VA01900003P	Water's Edge (9 townhouses) 4801 – 4817 Green Duck Lane Fairfax, VA 22033
19-55 VA019000011P	West Glade (26 units) 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 VA01900009P	Greenwood II (4 townhouses) 6381 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.

VA01900003P

Barkley (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) 3/30/11

**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 ___ 2011 ___, 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.

PHA Name

PHA Number/HA Code

____ 5-Year PHA Plan for Fiscal Years 20__ - 20__

 x Annual PHA Plan for Fiscal Years 2011__ - 2012__

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 3/30/11

**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.

AG Griffin - 3/29/11

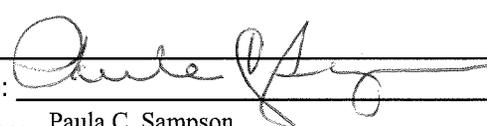
Signed / Dated by Appropriate State or Local Official

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.)

1. Type of Federal Action: <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	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency:	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$ _____	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u></u> Print Name: <u>Paula C. Sampson</u> Title: <u>Director</u> Telephone No.: <u>703-246-5105</u> Date: <u>3/30/11</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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					
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:			FFY of Grant: FY 2008 FFY of Grant Approval: FY 2008
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	181,242.00		181,242.00	181,242.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	138,000.00		138,000.00	138,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	1,493,187.00		1,493,187.00	1,490,932.75
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 ⁴				

¹ To be completed for the Performance and Evaluation Report.

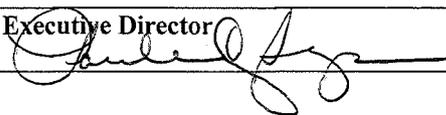
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ 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

Part I: Summary						
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:			FFY of Grant: FY 2008 FFY of Grant Approval: FY 2008	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/11 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	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)	1,812,429.00		1,812,429.00	1,810,174.75	
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		Date		Signature of Public Housing Director		
		4-5-11				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF 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 ¹	Funds Obligated ²	Funds Expended ²	
VA1906 The Park	Replace kitchen cabinets, appliances and flooring, replace HWC and HVAC	1460		332,000.00		368,584.43	368,111.40	
	Administration	1410		36,414.00		36,414.00	36,414.00	
	Fees and cost	1430		25,000.00		3,382.87	3,382.87	
VA1911 Shadowood	Replace cabinets and appliances	1460		119,000.00		149,176.68	148,120.63	
	Fees and cost A&E	1430		20,000.00		14,693.23	14,693.23	
	Administration	1410		20,000.00		20,000.00	20,000.00	
VA1927 Robinson Sq	Rehab work for townhouses	1460				126,061.36	126,061.36	
	Fees and cost A&E	1430				15,914.34	15,914.34	
VA1939 Scattered Acquisition	Rehab Community Center to comply with UFAS; replace roofs and gutters	1460		235,000.00		37,492.34	37,492.34	
	A&E-renovation/modification rentalunits	1430		30,000.00		29,060.30	29,060.30	
VA1903 Rosedale	Dwelling & Construction	1460				725.17	725.17	
	Fees and cost A&E	1430				657.75	657.75	
VA1938 Kingsley	Replace windows with new Thermopane; replace 5 roofs	1460		351,000.00		2,338.49	2,338.49	
	Fees and cost A&E	1430				1,393.49	1,393.49	
	Administration	1410		55,000.00		55,000.00	55,000.00	

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

² To be completed for the Performance and Evaluation Report.

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 ¹	Funds Obligated ²	Funds Expended ²	
VA1901 Audubon	Fees and cost	1430				20,134.37	20,134.37	
		1460				2,676.59	2,676.59	
VA1930 Greenwood	Convert old Boiler space to new laundry facility; includes A&E, replace WH, and install accessible Office	1460		339,187.00		257,604.95	256,882.27	
	Administration	1410		69,828.00		69,828.00	69,828.00	
	Fees and cost	1430		48,000.00		37,892.73	37,892.73	
VA1931 Briarcliff	Fees and cost	1430				49.85	49.85	
VA1913 Atrium	Fees and cost	1430				6,557.82	6,557.82	
	Replace balconies, guardrails and doors	1460				147,778.40	147,778.40	
VA1942 Old Mill Site	Install Accessible office	1460		40,000.00		46,665.24	46,665.24	
	Fees and cost	1430		15,000.00		3,175.59	3,175.59	
VA1934 Westford III	Replace roofs and gutters	1460				266,933.35	266,933.35	
	Fees and cost	1430				4,976.82	4,976.82	
VA1935 Barros Circ	Replace windows	1460		77,000.00		74,707.80	74,707.80	
	Fees and cost	1430				110.84	108.35	
VA1933 Westford I	Install wheelchair accessibility	1460				12,442.20	12,442.20	
	Total Annual Grant			1,812,429.00		1,812,429.00	1,810,174.75	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Fairfax County Redevelopment and Housing Authority					Federal FFY of Grant: FY 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA1906 The Park	9/10		9/12		
VA1911 Shadowood	9/10		9/12		
VA1938 Kingsley	9/10		9/12		
VA1930 Greenwood	9/10		9/12		
VA1942 Old Mill Site	9/10		9/12		
VA1927 Robinson Square	9/10		9/12		
VA1934 Westford III	9/10		9/12		
VA1935 Barros Circle	9/10		9/12		
VA1939 Scattered Acquisition	9/10		9/12		

¹ 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.

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

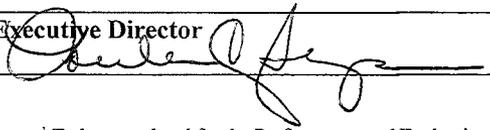
Part I: Summary					
PHA Name: Fairfax County Redevelopment and housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P019-50109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval:
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/11 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³				
3	1408 Management Improvements	\$65,000	\$65,000	18,661.66	12,382.64
4	1410 Administration (may not exceed 10% of line 20)	\$191,574	\$191,574	191,574.00	191,574.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$160,000	\$168,661	168,661.00	165,983.03
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,490,500			
10	1460 Dwelling Structures		\$1,490,500	1,481,440.50	1,465,173.86
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 ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary						
PHA Name: FAIRFAX COUNTY RHA		Grant Type and Number Capital Fund Program Grant No: VA39P019-50109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:1/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	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)	\$8,661	\$0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,915,735	\$1,915,735	1,860,337.16	1,835,113.53	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities	\$739,000	\$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	\$363,000			
Signature of Executive Director		Date		Signature of Public Housing Director		
		4-5-11				

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

Part II: Supporting Pages								
PHA Name: Fairfax County			Grant Type and Number Capital Fund Program Grant No: 39P019-50109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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 ¹	Funds Obligated ²	Funds Expended ²	
VA1913 Atrium	Convert 6 Units to UFAS Accessibility	1460	6	\$108,000	0	0	0	
	A&E Fees	1430	LS	\$25,000	7,382.00	7,382.00	7,382.00	
VA1942 Old Mill	Convert 14 Units To HC Accessibility	1460	14	\$252,000	71,220.64	71,104.00	71,104.00	
	A&E Fees	1430	LS	\$35,000	21,367.45	21,367.45	20,365.67	
	Administration	1410			50,000.00	50,000.00	50,000.00	
	Management	1408			30,000.00	18,661.66	12,382.64	
VA1955 West Glade	Replace HVAC, convert 5 units to UFAS, replace Comm Ctr HWHS	1460		231,500	231,500.00	230,830.51	230,830.51	
	A&E Fees	1430	LS	35,000	37,785.33	37,785.33	37,785.33	
VA1945 Ragan Oaks	Convert 11 units to UFAS	1460	11	154,000	16,011.00	11,187.03	9,903.92	
	A&E Fees	1430	LS	40,000	11,958.21	11,831.18	10,154.99	
	Administration	1410			35,000.00	35,000.00	35,000.00	
VA1930 Greenwood	Convert 4 units to UFAS	1460	4	60,000	521,613.53	520,990.88	518,177.43	
	A&E Fees	1430	LS	25,000	16,179.09	16,179.09	16,179.09	
VA1951 Tavenner	Convert 4 units to UFAS	1460	4	45,000	75,061.97	74,689.00	74,689.00	
	A&E Fees	1430			6,369.37	6,369.37	6,369.37	
VA1934 Westford III	Replace roofs	1460	59 TH	245,000	300,526.83	300,480.50	300,480.50	
	Administration	1410			40,000.00	40,000.00	40,000.00	
	A&E Fees	1430			18,455.27	18,455.27	18,455.27	
VA1939 Heritage No	A&E Fees	1430			5,447.94	5,574.97	5,574.97	

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: FAIRFAX COUNTY RHA			Grant Type and Number Capital Fund Program Grant No: VA39P019-50109 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
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 ¹	Funds Obligated ²	Funds Expended ²	
VA1938 Kingsley	Replace windows, sidewalks& steps; replace faucet diverters and shutoffs	1460	108	395,000	182,545.00	182,437.79	182,138.71	
	Administration	1410			66,574.00	66,574.00	66,574.00	
	Management	1408			35,000.00	0	0	
	A&E Fees	1430			3,794.32	3,794.32	3,794.32	
VA1911 Shadowood	A&E Fees	1430			5,759.92	5,759.92	5,759.92	
VA1901 Audubon	Dwelling Construction	1460			32,854.00	32,854.00	32,854.00	
	A&E Fees	1430			2,649.38	2,649.38	2,649.38	
VA1933 Westford I	Dwelling Construction	1460			30,980.75	29,658.00	29,658.00	
	A&E Fees	1430			1,731.51	1,731.51	1,731.51	
VA1935 Barros	Dwelling Construction	1460			24,059.25	23,669.59	11,798.59	
	A&E Fees	1430			441.13	441.13	441.13	
VA1903 Rosedale	A&E Fees	1430			25,570.27	25,570.27	25,570.27	
VA1927 Robinson	Dwelling Construction	1460			4,000.00	3,539.20	3,539.20	
	A&E Fees	1430			2,920.57	2,920.57	2,920.57	
VA1956-Greenwood	A&E Fees	1430			849.24	849.24	849.24	
Mgt Improvements	Purchase of Hardware & Software	1408		65,000	0			
	Administration	1410		191,574	0			
	Contingency	1502		8,661	0			
	Total Annual Grant			1,915,735	1,915,735	1,860,337.16	1,835,113.53	

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: FAIRFAX COUNTY RHA					Federal FFY of Grant: FY2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA19-01 ATRIUM	9/2011		9/2013		
VA19-42 OLD MILL	9/2011		9/2013		
VA19-55 WEST GLADE	9/2011		9/2013		
VA19-45 RAGAN OAKS	9/2011		9/2013		
VA19-05 GREENWOOD	9/2011		9/2013		
VA19-TAVENNER	9/2011		9/2013		
VA19-34 WEST FORD III	9/2011		9/2013		
VA19-38 KINGSLEY	9/2011		9/2013		

¹ 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.

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					
PHA Name: Fairfax County Redevelopment and housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P01950110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval:
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report Revised Annual Statement (revision no: 1)					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) ³	\$95,000	\$0		
3	1408 Management Improvements	\$104,144	\$199,144	\$14,605.50	\$4,425.00
4	1410 Administration (may not exceed 10% of line 20)	\$190,029	\$190,029	\$110,850.25	\$110,850.25
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$649,115	\$249,115	\$71,916.81	\$71,916.81
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$862,000	\$1,262,000	\$649,945.94	\$333,878.74
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 ⁴				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ 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

Part I: Summary						
PHA Name: FAIRFAX COUNTY RHA		Grant Type and Number Capital Fund Program Grant No: VA39P019-50110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/2011 <input type="checkbox"/> Final Performance and Evaluation Report Revised Annual Statement (revision no: 1)						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	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)	\$1,900,288	\$1,900,288	\$847,318.50	\$521,070.80	
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 		Date 4-5-11		Signature of Public Housing Director		
				Date		

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

Part II: Supporting Pages								
PHA Name: Fairfax County redevelopment and Housing			Grant Type and Number Capital Fund Program Grant No: 509-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
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 ¹	Funds Obligated ²	Funds Expended ²	
Barros Circle VA19-35	Replace windows/ replace siding/ redesign entries/ replace hvac/ replace kitchens and appliances. Repave parking lot	1460 1430 1410 1406 1408	44 th	492,000	394,000.00 35,000.00 100,000.00 95,000.00 54,144.00	41,465.24 26,361.30 20,821.25 4,000.00	41,465.24 26,361.30 20,821.25 4,000.00	
Rosedale VA19-03	Repair and repave parking lot. Replace tub faucets/ riser valves ³	1430 1460	LS LS	115,000 200,000	38,000.00 200,000.00	1,991.25 130,332.40	1,991.25 130,332.40	
Atrium VA19-13	Replace balcony slider and repair/waterproof balconies	1430 1460 1410	97 97	425,115	25,115.00 400,000.00 90,029.00	21,464.26 268,092.00 90,029.00	21,464.26 0 90,029.00	
Kingsley park VA19-38	Repave parking lot	1430	LS	\$109,000	109,000.00			
West Glade VA19-51	Replace roofs with Arch shingles	1460 1430	8 bldgs	170,000	0 5,553.09	5,553.09	5,553.09	
Administration	Salaries and benefits for administration staff	1410	3	190,029	0			
Management Improvements	Fund consultant firm to train/ pre-inspect and make corrections for REAC items. Also purchase software and hardware. Fund ongoing improvements to Pender and 4500 University Dr.	1408		104,144	0			
Operations	Fund salary and benefits of REAC Coordinator	1406	1.	95,000	0			

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Barros Circle VA19-35	6/2012		6/2014		
Rosedale VA 19-03	6/2012		6/2014		
Atrium VA19-13	6/2012		6/2014		
Kingsley VA19-38	6/2012		6/2014		
West Glade VA19-51	6/2012		6/2014		
Admin. 1410	6/2012		6/2014		
Management Improvements	6/2012		6/2014		

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