

<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Fairfax County Redevelopment and Housing Authority</u> PHA Code: <u>VA019</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>																										
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>1,065</u> Number of HCV units: <u>3,527</u>																										
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
<b>4.0</b>	<b>PHA Consortia</b> <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:8%;">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:19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width:10%;">PH</th> <th style="width:9%;">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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<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
<b>5.1</b>	<b>Mission.</b> 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:																										
<b>5.2</b>	<b>Goals and Objectives.</b> 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.																										
<b>6.0</b>	<b>PHA Plan Update</b> (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.																										
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>																										
<b>8.0</b>	<b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.																										
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.																										

<b>9.1</b>	<b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>
<b>10.0</b>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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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

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## Instructions form HUD-50075

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

### 1.0 PHA Information

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

### 2.0 Inventory

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

### 3.0 Submission Type

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

### 4.0 PHA Consortia

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

### 5.0 Five-Year Plan

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

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

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

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

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

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

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

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

service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing**).

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

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

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

[http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)

**Note:** This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.

- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

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

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

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

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund*

*Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

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

## 8.2 Capital Fund Program Five-Year Action Plan

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

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:  
<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

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

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

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

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

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

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

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

## **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 clarified that applicants are not required to meet all of the FCRHA's preferences to be placed on its waiting lists, but families will be ordered by preference and date and time of application, provided the household is within the income limits for the program to which they are applying. The FCRHA will also continue to evaluate its local preferences for serving families in both programs to ensure they reflect local housing needs, including refining and simplifying the process for accepting Homeless preference referrals and creating a link between Bridging Affordability and the Housing Choice Voucher and Public Housing programs. Bridging Affordability is a local rental assistance program that provides up to three years of rental assistance to homeless individuals and families and households on the county's affordable housing waiting lists. See Section 6.0.1.
3. In the Public Housing and Housing Choice Voucher programs, the FCRHA has temporarily adopted a change to its admissions preferences due to current economic conditions, particularly in the job market (Resolution 14-10; adopted March 4, 2010). 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 is scheduled to expire on May 1, 2012, at which time the working preference will revert back to thirty (30) hours per week. However, the FCRHA will reevaluate the hourly requirement prior to the expiration of the policy, to determine if the 20-hour requirement continues to be a more appropriate working expectation. 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.
4. The FCRHA is creating a new Asset Management Division, which will focus on financial performance, overall condition, capital improvements and accountability. See Section 6.0.4.
5. The FCRHA has updated its safety and crime prevention measures and will begin consulting with the Resident Advisory Council (RAC) to develop a method for more effectively soliciting feedback from Public Housing residents. See Section 6.0.8.
6. In order to further inform Housing Choice Voucher participants and landlords, Public Housing residents, and program applicants of their Violence Against Women Act (VAWA) rights and obligations, the FCRHA is examining approaches for providing additional resources and notifications beyond those already developed to meet federal VAWA compliance requirements. Additionally, the FCRHA does not require victims to document that they have taken action against their abuser in order to consider a VAWA request. Victims must provide documentation in accordance with 24 CFR 5.2007(b) and the language referring to taking action against the abuser has been removed. See Section 6.0.13.
7. Since submitting its last Annual Plan, the FCRHA has awarded 33 new project-based vouchers, including three Veteran's Affairs Supported Housing (VASH) project-based vouchers. The FCRHA also changed its project-based voucher scoring criteria, by removing the *Amenities & Housing Quality Standards (HQS)* criterion (formerly worth up to five points) and increasing the total possible points for the *Site and Community Amenities* criterion by five points. However, the

FCRHA does continue to require HQS compliance prior to approving any unit for a project-based voucher. See Section 7.0.

8. The FCRHA no longer offers the following homeownership programs:
  - a. Sponsoring Partnerships and Revitalizing Communities (SPARC). The state housing finance agency, the Virginia Housing and Development Authority (VHDA), has discontinued this program.
  - b. Resident Opportunity and Self-Sufficiency (ROSS) Family and Homeownership Program. Federal funding for this initiative is no longer available.
  - c. Silver Lining Initiative. The program has ended and federal HOME funds under this program have been reallocated.Descriptions of these programs have been removed from Attachment A.
9. Originally created as a pilot program, the FCRHA has permanently reserved up to 25 Housing Choice Vouchers for the Housing Choice Voucher Homeownership Program. See Attachment B.

(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: Senior Program Manager, 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](http://www.fairfaxcounty.gov/rha). A public hearing was held on January 19, 2012.

Staff met with the Resident Advisory Council (RAC) at various meetings from September 2011 to December 2011. 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;
- d. Not a pre-existing household member;
- e. Meets HUD's citizenship or eligible immigration criteria; and
- f. Is only in the unit to provide supportive services and certifies to these services on an annual basis.

### **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](http://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 according to the FCRHA's preferences and the date and time of application, 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 percent of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a Transitional Housing Program supported with housing funds;
- 2. Residency preference – Lives or works in Fairfax County;
- 3. Rent Burden preference – Pays more than 30 percent of their gross annual income for rent and utilities or has household income below 50 percent 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 (Effective May 1, 2012, this requirement is scheduled to revert to original requirement of "at least 30 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 (Effective May 1, 2012, this requirement is scheduled to revert to original requirement of “is working less than 30 hours per week”), and is the primary caretaker of a disabled dependent.

As part of Fairfax County’s “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services were transferred to the Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through a competitive procurement 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 has taken 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 is more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), also facilitates community case management through Memorandums of Understanding (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 continue to evaluate its local preferences for serving families in both programs to ensure they reflect local housing needs. This evaluation will include (1) analyzing the hourly working requirement as part of the Working preference, (2) refining and simplifying the process for accepting Homeless preference referrals, and (3) creating a link between Bridging Affordability and Public Housing. Bridging Affordability is a new local rental assistance program that provides up to three years of rental assistance to homeless individuals and families and households on the county’s affordable housing waiting lists.

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 September 2011 for FCRHA public housing properties, excluding one-bedroom units, is \$23,216.

The following developments have incomes above the 85 percent range. The FCRHA will target lower income applicants for units at 19-27 (Robinson Square), 19-29 (Sheffield Village), 19-33 (Westford I), 19-51 (Tavener 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 19-13 (The Atrium), 19-25 (Villages at Falls Church), 19-30 (Greenwood), and 19-31 (Briarcliff II) as vacancies become available.

Note: The “85 percent” range refers to the income range between 85 and 115 percent of the average income served in a PHA’s public housing properties. Properties with average income above the 115 percent level target lower income households for admission; conversely, properties with average incomes that fall below 85 percent of the PHA-wide average are targeted to admit households with higher incomes.

## **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;
- d. Not a pre-existing household member;
- e. Meets HUD’s citizenship or eligible immigration criteria; and
- f. Is only in the unit to provide supportive services and certifies to these services on an annual basis.

### **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](http://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 according to the FCRHA’s preferences and the date and time of application, 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 percent of annual admissions referred through Project Homes, CSB Special Needs Homeless Initiative, or a Transitional Housing Program supported with housing funds.
2. Residency preference – Lives or works in Fairfax County;
3. Rent Burden preference – Pays more than 30 percent of their gross annual income for rent and utilities or has household income below 50 percent 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 (Effective May 1, 2012, this requirement is scheduled to revert to original requirement of “at least 30 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 (Effective May 1, 2012, this requirement is scheduled to revert to original requirement of “is working less than 30 hours per week”), and is the primary caretaker of a disabled dependent.

As part of Fairfax County’s “Ten Year Plan to Prevent and End Homelessness” many homeless services formerly performed by the Fairfax County Department of Family Services were transferred to the Fairfax County Office to Prevent and End Homelessness (OPEH). OPEH, through an 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 has taken 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 is more effectively and efficiently managed. The vendor, as part of the Housing Opportunities Support Team (HOST), also facilitates 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 continue to evaluate its local preferences for serving families in both programs to ensure they reflect local housing needs. This evaluation will include (1) analyzing the hourly working requirement as part of the Working preference, (2) refining and simplifying the process for accepting Homeless preference referrals, and (3) creating a link between Bridging Affordability and Public Housing. Bridging Affordability is a new local rental assistance program that provides up to three years of rental assistance to homeless individuals and families and households on the county’s affordable housing waiting lists.

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.

\*Fiscal Year 2012 funding information for certain programs has not yet been provided by HUD; this data will be entered into the chart when received and included in the plan when submitted to HUD.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2012 grants)</b>		
a) Public Housing Operating Fund	\$2,691,388	
b) Public Housing Capital Fund	\$1,457,258	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 HCV Tenant-Based Assistance	\$47,790,628	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	\$491,636	Public Housing Supportive Services
h) Community Development Block Grant	\$4,414,224	Eligible Activities
i) HOME	\$1,405,283	Eligible Activities
Other Federal Grants (list below)		
Emergency Solutions Grant (ESG)	\$469,222	Eligible Activities; Homelessness Prevention
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
<b>3. Public Housing Dwelling Rental Income</b>	\$5,074,271	Public Housing Operations
<b>4. Other income (list below)</b>		
Investment income	\$31,109	Public Housing Operations
<b>5. Non-federal sources (list below)</b>		
County General Fund	\$746,899	Eligible Activities
<b>Total resources</b>	<b>\$64,571,918</b>	

## **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 result in few 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 Housing Assistance Payment (HAP).

These policies result in few 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
  9. Asset Management Division
- HCD's staffing level is 230 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. Community Development Block Grant Program

10. HOME Investment Partnership Program
11. Neighborhood Improvement Program
12. Assisted Housing Development and Preservation Program
13. Relocation Services Program
14. 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 1,065 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 September 2011 was \$23,216 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 1,065 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.

The newly created Asset Management Division will use existing HCD resources to focus on each development's financial performance, compliance with layered financing sources, overall property condition, capital improvements and accountability.

**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 3,527 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 unit currently under the Administration Division that works with both the Public Housing and Housing Choice Voucher programs.

The Fairfax County Department of Housing and Community Development (HCD) established 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 focuses 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 are 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.

Since its creation in 2010, the PROGRESS Center has worked with approximately 100 Housing Choice Voucher and Public Housing families.

## **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 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. In accordance with HUD Notice PIH-2009-48 (HA), 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**

The FCRHA conducts resident meetings on a regular basis or as needed to assess the safety concerns of Public Housing residents. Many Public Housing communities have organized Neighborhood Watch groups. As it evaluates the most appropriate and effective method for collecting safety and crime information, the FCHRA will also consult its Resident Advisory Council (RAC) to (1) receive their feedback on safety and crime issues, and (2) develop a method for surveying Public Housing residents.

The FCRHA has a strong working relationship with the Fairfax County Police Department (FCPD), which provides crime statistics to the FCRHA for analysis. Arrest data is also provided on an as-needed 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.

In addition to providing crime statistics, the FCPD and the FCRHA communicate regularly to (1) prevent problem situations from escalating and (2) work together to address issues that threaten the health and safety of Public Housing residents. Property Managers at each property have established contacts within the police department, and as safety/crime issues arise, managers can work with their police contacts and/or through the FCRHA Compliance Unit.

The FCPD will provide 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 the FCRHA. In addition, if there is a perceived increase in crime at any of the FCRHA sites, the FCPD will provide crime statistics to determine if criminal activity is on the rise at the site. Fairfax County police officers have access to site offices and may use site space to meet with residents, and discuss warnings to any person found to be in violation of FCRHA rules and regulations that could be considered illegal. The FCRHA also has offered public housing units to police officers in accordance with HUD regulations.

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, be cross-examined and serve as expert witnesses to support the FCRHA's termination action against a public housing resident. The partnership of the FCRHA and the FCPD in eliminating such activity from public housing properties demonstrates the 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. Establishing a review process that will look at existing and new asset management policies in terms of their economic impact on the public housing program.
  3. Establishing a program of property rehabilitation in conjunction with the Capital Grant Fund.
- 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 Violence Against Women Act (VAWA) of 2005, 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;
- 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. The FCRHA is examining opportunities to provide more regular information to HCV landlords, including adding VAWA documents to packets provided to all new HCV landlords.

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

is examining opportunities to provide more regular information to HCV participants and applicants, including posting VAWA documents in FCHRA offices and on its website, and adding VAWA information to all termination letters to residents/participants and denial letters to applicants.

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 pending 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 17.

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.

### **(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 percent 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 up to 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. A total of 30 vouchers were awarded. At its meeting on October 28, 2010, the FCRHA authorized the solicitation for proposals for up to 35 project-based vouchers for housing rented to homeless veterans and their families through the Veteran's Affairs Supported Housing (VASH) program. While no other entities submitted an application, the FCRHA applied for and was awarded 3 VASH project-based vouchers.

In Fiscal Year 2011 (FCRHA Fiscal Year 2012), the FCRHA advertised a solicitation for an additional 62 project-based vouchers, which will support Fairfax County’s Fiscal Year 2012 Housing Blueprint and will focus on families who are homeless or at risk of homelessness.

**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.	25 Points
Experience & Management	Experience of developer/owner with development, rehabilitation, or management of multifamily units or similar properties and experience with assisted housing programs, or plans to use a management company with a record of such experience managing projects similar to the proposal. Management and staffing plan and occupancy status of properties or for rehab/new construction projects schedules and status reports will be awarded points.	35 Points
Consistency with FCRHA’s initiatives	FCRHA’s Initiatives include: <ul style="list-style-type: none"> <li><input type="checkbox"/> Housing First with Services</li> <li><input type="checkbox"/> Preservation of affordable rental housing for a minimum of 30 years;</li> <li><input type="checkbox"/> Senior housing initiatives (e.g. 62 years or older, incomes below 30% Area Median Income);</li> <li><input type="checkbox"/> Specialized fully accessible (Uniform Federal Accessibility Standards) housing for persons with disabilities integrated with units for persons without disabilities</li> </ul>	20 Points
Feasibility of the Project	Feasibility of the project – able to demonstrate financial backing and commitment to be able to rent units within current HUD approved payment standard or within approved exception rent limits as evidenced by project’s proforma operating budget. Time required to build or to rehab must be reasonable, and rent must be reasonable.	20 Points

## **8.0 Capital Improvement Needs**

For Capital Improvement information see Attachments C and 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**

The FCRHA is designated as a High Performer by HUD and is therefore, not required to submit information for this section of the Annual Plan.

## **10.0 Additional Information**

The FCRHA is designated as a High Performer by HUD and is therefore, not required to submit information for this section of the Annual Plan.

## **Attachments**

Attachment A: Description of Homeownership Programs

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

Attachment C: Annual Statement for FY 2012

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 17, 2012 (In Process)

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 Homebuyers Program (FTHB): A variety of initiatives offering affordably priced townhomes and condominiums – both new and resale – and educations and counseling 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 Homebuyers 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 Homebuyers Program 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 2011, 47 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 26 percent of the 179 current homeownership-certified households.
- 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. The Homeownership Division, under this initiative continues assistance to 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, 1,940 persons have received foreclosure counseling.

- 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 partnering with Northern Virginia Urban League to provide 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 July 2011, the FCRHA authorized the permanent reservation of 25 Housing Choice Vouchers for the HCV Homeownership Program. Previously, this program had operated on a pilot basis beginning in 2002. 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;
  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 (Voucher holders “porting in” from another jurisdiction)

- 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. Based on these inspections, the family and the FCRHA will determine if there are any pre-purchase repairs that need to be discussed and decided upon by the seller and the family, the severity of the repairs, and whether the purchase transaction makes sense in light of the overall condition of the home and the likely costs of repairs and capital expenditures.

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

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

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.

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

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

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. In July 2011, the FCRHA took action to permanently reserve 25 homeownership vouchers, allowing the program to be open to current families receiving HCV rental assistance. The Homeownership and Relocation Services Division is responsible for homeownership and housing counseling training, and program administration. To date thirty families have been assisted using the 25 HCV homeownership vouchers.

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.

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 8/31/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2012	
PHA Name: Fairfax County Redevelopment and Housing Authority		Capital Fund Program Grant No: VA39P01950121 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending:		<input type="checkbox"/>		<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original	Revised <sup>2</sup>		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	\$84,190			
4	1410 Administration (may not exceed 10% of line 21)	\$145,725			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$51,004			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$1,176,339			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 08/31/2011

<b>Part I: Summary</b>		FFY of Grant: 2012	
PHA Name: Fairfax County Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program Grant No: VA39P01950121 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$1,457,258	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>	
Date 3/26/12		Date	

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

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 08/31/2011**

<b>Part II: Supporting Pages</b>		<b>Federal FFY of Grant: 2012</b>						
PHA Name: Fairfax County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P01950121 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
VA19-30 Greenwood Apts.	Replace kitchen cabinets, tops and appliances.	1460	138	\$596,010				
VA19-25 Villages of Falls Church	Replace water valves, bath & tub faucets, angle stops & supply lines.	1460	37	\$74,998				
VA19-36 Belleview	Replace water valves, bath & tub faucets, angle stops & supply lines.	1460	40	\$72,914				
VA19-13 The Atrium	Replace water valves, bath & tub faucets, angle stops & supply lines.	1460	37	\$74,998				
VA19-42 Old Mill	Replace water valves, bath & tub faucets, angle stops & supply lines.	1460	47	\$107,786				
VA19-40 Reston Town Center	Repave parking lot.	1460	12	\$69,669				
VA19-03 Rosedale Manor	Replace 15 deteriorating furnaces with high efficiency units.	1460	15	\$120,849				
VA19-06 The Park	Repave parking lot & walks.	1460	24	\$59,115				
Administration	Salary and benefits for coordination staff	1410		\$145,725				
Management Improvements	Hardware and Software Costs for O/S	1408		\$84,190				
Fees and Costs	Contract document preparation	1430		\$51,004				

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

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226







<b>Part I: Summary</b>							
<b>Fairfax County Redevelopment and Housing Authority VA019</b>			<b>Fairfax County Virginia</b>		<input type="checkbox"/> Original 5-Year Plan	<input checked="" type="checkbox"/> Revision No: <b>1</b>	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2012</u>	Work Statement for Year 2 FFY <u>2013</u>	Work Statement for Year 3 FFY <u>2014</u>	Work Statement for Year 4 FFY <u>2015</u>	Work Statement for Year 5 FFY <u>2016</u>	
	VA019000001-VA1913-The Atrium	Annual Statement	\$30,000				
	VA019000002-VA1928-Heritage South		\$160,000				
	VA019000002-VA1926-Heritage I		\$222,000				
	VA019000002-VA1906-The Park		\$100,000			\$170,000	\$80,000
	VA019000002-VA1929-Sheffield Village		\$25,000			\$25,000	\$35,000
	VA019000002-VA1933-Westford I		\$45,000				
	VA019000003-VA1940-Reston Town Ctr		\$65,000				\$150,000
	VA019000003-VA1927-Robinson Sq					\$160,000	
	VA019000004-VA1935-Barros Circle		\$60,000				
	VA019000004-VA1945-Ragan Oaks		\$95,000				\$100,000
	VA019000005-VA1930-Greenwood Apts						\$70,000
	VA019000005-VA1929-Villages Falls Ch						
	VA019000006-VA1938-Kingsley Park				\$1,200,000		
	VA019000007-VA1903-Rosedale Manor					\$580,000	\$240,000
	VA019000008-VA1942-Old Mill					\$330,000	\$120,000
	VA019000008-VA1936-Belleview		\$108,000				
	VA019000008-VA1939-Colchester		\$90,000				
	VA019000009-VA1934-Westford III		\$105,000				\$190,000
	VA019000009-VA1932-Westford II		\$100,000				\$66,000
	VA019000009-VA1956-Greenwood II					\$30,000	
	VA019000009-VA1956-Heritage North				\$141,000		
	VA019000009-VA1939-Springfield Green						
	VA019000010-VA1951-Tavener Lane					\$125,000	
	VA019000011-VA1905-Westglade		\$60,000			\$50,000	
B.	Physical Improvements Subtotal		\$1,265,000	\$1,341,000	\$1,295,000	\$1,226,000	

C.	Management Improvements	Annual Statement	\$85,000	\$9,000	\$55,000	\$124,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$150,000	\$150,000	\$150,000	\$150,000
F.	Other, A & E					
G.	Operations					
H.	Demolition					
I.	Development					
J.	Capital Fund Financing-Debt Service					
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		\$1,500,000	\$1,500,000	\$1,500,000	\$1,500,000

<b>Part II: Supporting Pages-Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013			Work Statement for Year 3 FFY 2014		
	Development/ Description	Quantity	Estimated Cost	Development/ Description	Quantity	Estimated Cost
See Annual Statement	VA019000001-VA1913-The Atrium Repave parking lot	1	\$30,000	VA019000005-VA1938-Kingsley Park-Rewire units & Replace appliances	1	\$1,200,000
	VA019000002-VA1906-The Park Repave parking lot & walks	1	\$100,000	VA019555559-VA1939-Heritage N-Replace windows & HVAC	1	\$141,000
	VA019000004-VA1945-Ragan Oaks-Repave parking lot walks	1	\$95,000			
	VA019000003-VA1940-Reston Town-Repave parking lot	1	\$65,000			
	VA019000002-VA1933-Westford I-Repave parking lot & walks	1	\$45,000			
	VA019000009-VA1932-Westford II-Repave parking lot & walks	1	\$100,000			
	VA019000009-VA1934-Westford III-Repave parking lot & walks	1	\$105,000			
	VA019000004-VA1935-Barros Circle Replace walks	1	\$60,000			
	VA019000008-VA1936-Bellevue-Replace windows	1	\$108,000			
	VA019000008-VA1939-Colchester-Replace windows & HVAC	1	\$90,000			
	VA019000002-VA1928-Heritage S-Replace windows & HVAC	1	\$160,000			
	VA019000002-VA1926-Heritage I-Replace windows & HVAC	1	\$222,000			
	VA019000002-VA1929-Sheffield Village-Replace windows	1	\$25,000			
	VA019000011-VA1905-Westglade-Replace walks	1	\$60,000			
	<b>Total=</b>		<b>\$1,265,000</b>		<b>Total=</b>	<b>\$1,341,000</b>



<b>Part III: Supporting Pages-Management Needs Work Statement(s)</b>					
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013		Work Statement for Year 3 FFY 2014		
	Development/ Description	Estimated Cost	Development/ Description	Estimated Cost	
See Annual Statement	IT Upgrades	\$85,000	IT Upgrades	\$9,000	
		Subtotal of Estimated Cost	\$85,000	Subtotal of Estimated Cost	\$9,000

<b>Part III: Supporting Pages-Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY 2015		Work Statement for Year 3 FFY 2014	
	Development/ Description	Estimated Cost	Development/ Description	Estimated Cost
See Annual Statement	IT Upgrades	\$55,000	IT Upgrades	\$124,000
	Subtotal of Estimated Cost	\$55,000	Subtotal of Estimated Cost	\$124,000

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

January 10, 2012

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 2012. 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 October 18, 2011.

The Council bases its recommendations on a consensus of members present at Council meetings from October 2011 through January 2012. 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 with the following comments to Section 6.0.7 – Community Service and Self-Sufficiency and Section 6.0.8 - Safety and Crime Prevention.

- 6.0.7 The Council would like to see more staff interaction with the FSS program participants in order to help them meet their goals and objectives.

**Staff Response:**

*The Family Self-Sufficiency (FSS) program is a voluntary program to provide support to individuals with goals to move to self-sufficiency. Fairfax County's FSS program is managed by the Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency (PROGRESS) Center at the Fairfax County Department of Housing and Community Development (HCD). All participants are encouraged to meet with the FSS Coordinator quarterly to review their goals and are regularly invited to participate in additional programs. FSS participants are able to contact the FSS Coordinator to schedule appointments between quarterly meetings to discuss their goals and/or obtain further resources to help reach their goals. This past year, the PROGRESS Center provided information to FSS participants on Credit Smart classes and also the Adult Career Pathways program at the Northern Virginia Community College.*

- 6.0.8 The Council would like staff to look into the following ideas to enhance the assessment of safety and crime prevention as well as to obtain feedback on Fairfax County Public Housing properties:

Have a more visible presence of Property Managers on Public Housing properties.  
Have staff develop surveys to obtain resident feedback on safety and crime issues on Public Housing properties.  
Have Property Managers and/or Resident Management Aides go door-to-door and hand out surveys or provide them during annual re-certifications with a stamped self-addressed envelope attached.  
Provide drop boxes on the properties for community members to return surveys.  
Have managers set up specific quarterly meetings on crime and safety. Include local police and any neighborhood watch groups. If there are not watch groups in the area have police provide information on how to start one.  
Look into providing signs and other safety items to property neighborhood watch groups.

**Staff Response:**

*Each Property Manager now has a functional site-based office at one of the Public Housing communities in their portfolio, as well as designated site office hours for one-on-one interaction with Public Housing residents. Although HCD does not have the resources to have staff at each Public Housing property every day, we believe this approach will lead to better communication with residents and our Property Management Division. Property*

Management staff is currently preparing notices to residents that include the locations of site-based offices, office hours, and Property Managers' contact information.

The Property Management Division is currently working on a Public Housing communication plan that will include the use of resident surveys. The first series of surveys is expected to be delivered to residents in March 2012. The Public Housing communication plan will include various ways to distribute the surveys, as well as options for how residents can return the surveys to the Property Management division. The Property Management Division is also working with the PROGRESS Center to identify and address the need for additional Management Aides, which are Public Housing residents employed by HCD to work with Property Managers to enhance communication at the properties.

In reference to the Resident Advisory Council's comment on HCD's quarterly meetings, the Property Management Division will hold quarterly meetings for properties in each Property Manager's portfolio in 2012. Again, the Public Housing communication plan will address strategies to ensure residents are aware of the meetings, which will focus on a variety of topics, including crime and safety concerns. Professionals from various groups or agencies will be invited to speak at the meetings, such as the Police Department, Fire Department, PROGRESS Center, county human service agencies as well as contractors that may be providing services at the properties. The quarterly meetings will also serve to encourage our communities to either start or rekindle neighborhood watch programs and improve communication between HCD and residents. Providing signage and other safety items to Neighborhood Watch participants will be considered and discussed at the quarterly meetings.

Section 7.0, including sub-sections and attachments associated with this section– 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 10.0 – Additional Information and Attachments:

The Council reviewed and affirmed the content of these sections of the plan.

If you have any questions regarding our comments or recommendations, please contact me at 703-690-5221. Thank you.

Sincerely,  
/s/

Vivian Barrett, Chairperson  
Resident Advisory Council

**PHA Certifications of Compliance  
with PHA Plans and Related  
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 08/30/2011

**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 X Annual PHA Plan for the PHA fiscal year beginning, 2012 hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

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

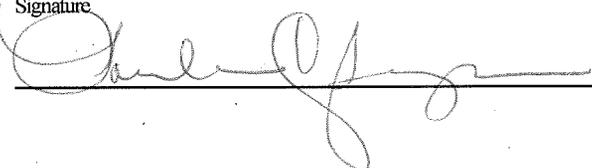
Fairfax County Redevelopment + Hsng. Authority  
 PHA Name

VA 019  
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

X Annual PHA Plan for Fiscal Years 2012- 2013

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 3-5-12

**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  
OMB# 2577-0226  
Expires 08/30/2011**

**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 is consistent with the Consolidated Plan of  
Fairfax County prepared pursuant to 24 CFR Part 91.

Anthony H. Griffin, 3/20/12

Signed / Dated by Appropriate State or Local Official

# 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

X

Date

3-5-12

**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
<b>19-04</b> VA019000001P	<b>Newington Station (36 townhouses)</b> <b>*7701 Matisse Way</b> <b>*8404 Dampier Court</b> <b>*8404 Eucalyptus</b> <b>*8412 Red Ash Court</b> <b>Springfield, VA 22153</b>
19-06 VA019000002P	The Park (24 townhouses) 6440 – 6476 Burwell Street 6441 – 6447 & 6471 - 6477 Burwell Street Springfield, VA 22150
<b>19-11</b> VA019000004P	<b>Shadowood (16 condominiums)</b> <b>*2228 Castle Rock Square</b> <b>Reston, VA 20191</b>

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

19-13 VA019000001P	The Atrium Apts. (37 apts.) 3429 & 3501 Holly Hill Road Alexandria, VA 22306
<b>19-25</b> VA019000005P	<b>Village at Falls Church (36 condominiums)</b> <b>*2918 Willston Place</b> <b>*2904 Peyton Randolph Drive</b> <b>*6247 Wilson Blvd.</b> <b>*6232 Arlington Blvd.</b> <b>Falls Church, VA 22044</b>
<b>19-26</b> VA019000002P	<b>Heritage Woods I (19 condominiums)</b> <b>*4201 Americana Drive</b> <b>Annandale, VA 22003</b>
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
<b>19-28</b> VA019000002P	<b>Heritage Woods South (13 condominiums)</b> <b>*4351 Americana Drive</b> <b>Annandale, VA 22003</b>
<b>19-29</b> VA019000002P	<b>Sheffield Village (8 townhouses)</b> <b>7660 Sheffield Village Lane</b> <b>Lorton, VA 22079</b>
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
<b>19-52 VA01900003P</b>	<b>Water's Edge (9 townhouses)</b> <b>4801 – 4817 Green Duck Lane</b> <b>Fairfax, VA 22033</b>
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
<b>19-56 VA01900009P</b>	<b>Greenwood II (4 townhouses)</b> <b>6381 Racetec Place</b> <b>6327 &amp; 6333 Demme Place</b> <b>6618 Debra Lu Way</b> <b>Springfield, VA 22150</b>

\*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 sub recipients shall certify and disclose accordingly.

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

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

Name of Authorized Official

Paula C. Sampson

Title

Director

Signature



Date (mm/dd/yyyy)

3-5-12

**Civil Rights Certification**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 08/30/2011**Civil Rights Certification****Annual Certification and Board Resolution**

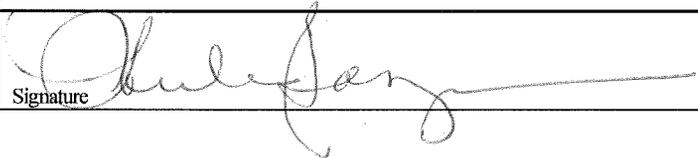
*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency 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, and will affirmatively further fair housing.

Fairfax County Redevelopment & Hsng Authority  
PHA Name

VA019  
PHA Number/HA Code

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

Name of Authorized Official Paula C. Sampson	Title Director
	Date 3/5/12

form HUD-50077-CR (1/2009)

OMB Approval No. 2577-0226

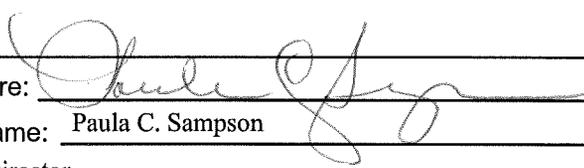
# DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known: _____	
<b>6. Federal Department/Agency:</b>	<b>7. Federal Program Name/Description:</b>  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$ _____	
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):	<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Paula C. Sampson</u> Title: <u>Director</u> Telephone No.: <u>703-246-5105</u> Date: <u>3-5-12</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

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

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

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

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

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

Part I: Summary		FFY of Grant: FY 2008 FFY of Grant Approval: FY 2008	
PHA Name: Fairfax County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P019501-08 Replacement Housing Factor Grant No: Date of CFFP:	
Type of Grant	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Original Annual Statement and Evaluation Report for Period Ending: 1/31/12	<input type="checkbox"/> Performance and Evaluation Report	<input type="checkbox"/> Final Performance and Evaluation Report	
Summary by Development Account	Original	Obligated	Total Actual Cost <sup>1</sup> Expended
Line	Total Estimated Cost Revised <sup>2</sup>	Total Estimated Cost Revised <sup>2</sup>	Total Actual Cost <sup>1</sup> Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>		
3	1408 Management Improvements	181,242.00	181,242.00
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages	138,000.00	138,000.00
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	1,493,187.00	1,493,187.00
10	1460 Dwelling Structures		
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities <sup>4</sup>		

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

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

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

<b>Part I: Summary</b>		FFY of Grant: FY 2008 FFY of Grant Approval: FY 2008			
PHA Name: Fairfax County Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program Grant No: VA39P019501-08 Replacement Housing Factor Grant No: Date of CFFP:				
<input checked="" type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/12 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Type of Grant	Summary by Development Account	Total Estimated Cost	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		Original	Revised <sup>2</sup>	Total Actual Cost <sup>1</sup>
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
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<i>[Signature]</i>	<b>Date</b> 3-26-12	<b>Signature of Public Housing Director</b>	

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

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 II: Supporting Pages		Federal FFY of Grant: FY 2008						
PHA Name: Fairfax County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA39P019501-08. CFPP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
VA1906 The Park	Replace kitchen cabinets, appliances and flooring, replace HWC and HVAC Administration Fees and cost	1460 1410 1430		332,000.00	368,111.40	368,111.40	368,111.40	
VA1911 Shadowood	Replace cabinets and appliances Fees and cost A&E Administration	1460 1430 1410		119,000.00	147,926.36	147,926.36	147,926.36	
VA1927 Robinson Sq	Rehab work for townhouses Fees and cost A&E	1460 1430			126,061.36	126,061.36	126,061.36	
VA1939 Scattered Acquisition	Rehab Community Center to comply with UFAS; replace roofs and gutters A&E-renovation/modification rentalunits	1460 1430		235,000.00	37,492.34	37,492.34	37,492.34	
VA1903 Rosedale	Dwelling & Construction Fees and cost A&E	1460 1430		30,000.00	29,060.30	29,060.30	29,060.30	
VA1938 Kingsley	Replace windows with new Thermopane; replace 5 roofs Fees and cost A&E Administration	1460 1430 1410		351,000.00	2,338.49	2,338.49	2,338.49	
				55,000.00	1,393.49	1,393.49	1,393.49	
							55,000.00	

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

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

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

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

<b>Part II: Supporting Pages</b>		<b>Grant Type and Number</b>		<b>Federal FFY of Grant: FY 2008</b>			
PHA Name: Fairfax County Redevelopment and Housing Authority		Capital Fund Program Grant No: VA39P019501-08					
		CFFP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
VA1901 Audubon	Fees and cost	1430			20,134.37	20,134.37	20,134.37
VA1930 Greenwood	Convert old Boiler space to new laundry facility; includes A&E, replace WH, and install accessible Office Administration	1460		339,187.00	255,477.49	2,676.59	2,676.59
						255,477.49	255,477.49
VA1931 Briarcliff	Fees and cost	1410		69,828.00		69,828.00	69,828.00
VA1913 Atrium	Fees and cost	1430		48,000.00	37,895.22	37,895.22	37,895.22
VA1942 Old Mill Site	Replace balconies, guardrails and doors	1430			49.85	49.85	49.85
	Install Accessible office	1430			6,557.82	6,557.82	6,557.82
	Fees and cost	1460		40,000.00	147,778.40	147,778.40	147,778.40
		1430		15,000.00	46,665.24	46,665.24	46,665.24
		1460			3,175.59	3,175.59	3,175.59
VA1934 Westford III	Replace roofs and gutters	1460			266,499.99	266,499.99	266,499.99
	Fees and cost	1430			4,976.82	4,976.82	4,976.82
VA1935 Barros Circ	Replace windows	1460		77,000.00	74,707.80	74,707.80	74,707.80
	Fees and cost	1430			108.35	108.35	108.35
VA1933 Westford I	Install wheelchair accessibility	1460			12,442.20	12,442.20	12,442.20
	Total Annual Grant			1,812,429.00	1,812,429.00	1,812,429.00	1,812,429.00

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

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

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 III: Implementation Schedule for Capital Fund Financing Program						Federal FFY of Grant: FY 2008
PHA Name: Fairfax County Redevelopment and Housing Authority						Reasons for Revised Target Dates <sup>1</sup>
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Actual Expenditure End Date	
	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			

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



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		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Fairfax County Redevelopment and housing Authority		Capital Fund Program Grant No: VA39P019-50109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
Line	Original	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	\$65,000	12,382.64	12,382.64	12,382.64
4	1410 Administration (may not exceed 10% of line 21)	\$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	168,661.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$1,490,500			
10	1460 Dwelling Structures		\$1,543,117.36	1,530,545.83	1,518,674.83
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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



Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009			
PHA Name: Fairfax County		Capital Fund Program Grant No: 39P019-50109					
		CFPP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
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	71,104.00	71,104.00	71,104.00
	A&E Fees	1430	LS	\$35,000	21,240.42	20,365.67	20,365.67
	Administration	1410			50,000.00	50,000.00	50,000.00
	Management	1408			12,382.64	12,382.64	12,382.64
VA1955 West Glade	Replace HVAC, convert 5 units to UFAS, replace Comm Ctr HWHS	1460		231,500	230,830.51	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	73,502.69	60,931.16	11,031.16
	A&E Fees	1430	LS	40,000	11,958.21	11,186.34	11,186.34
	Administration	1410			35,000.00	35,000.00	35,000.00
VA1930 Greenwood	Convert 4 units to UFAS	1460	4	60,000	520,651.16	520,651.16	520,651.16
	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	74,689.00	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	300,480.50	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			5,574.97	5,574.97	5,574.97

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

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

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

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

Part II: Supporting Pages		Federal FFY of Grant: 2009					
PHA Name: FAIRFAX COUNTY RHA		Grant Type and Number Capital Fund Program Grant No: VA39P019-50109 CFFP (Yes/ No): Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
VA1938 Kingsley	Replace windows, sidewalks& steps; replace faucet diverters and shutoffs	1460	108	395,000	182,138.71	182,138.71	182,138.71
	Administration	1410			66,574.00	66,574.00	66,574.00
	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			29,658.00	29,658.00	29,658.00
	A&E Fees	1430			1,731.51	1,731.51	1,731.51
VA1935 Barros	Dwelling Construction	1460			23,669.59	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			3,539.20	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	1,901,516.85	1,839,745.85

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

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





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

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

Part I: Summary		Grant Type and Number		FFY of Grant: 2010	
PHA Name: Fairfax County Redevelopment and housing Authority		Capital Fund Program Grant No: VA39P01950110 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Revised Annual Statement (revision no: 1 )			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/2012		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Obligated	Total Actual Cost <sup>1</sup>	Expended
		Original	Revised <sup>2</sup>		
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	\$95,000	\$0		
3	1408 Management Improvements	\$104,144	\$199,144	\$30,593.12	\$23,643.12
4	1410 Administration (may not exceed 10% of line 21)	\$190,029	\$190,029	\$190,029.00	\$190,029.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	\$649,115	\$249,115	\$229,717.61	\$226,141.70
9	1450 Site Improvement				
10	1460 Dwelling Structures	\$862,000	\$1,262,000	\$1,062,566.57	\$1,019,764.77
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

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

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

<b>Part I: Summary</b>		FFY of Grant: 2010 FFY of Grant Approval: 2010	
PHA Name: FAIRFAX COUNTY RHA	Grant Type and Number Capital Fund Program Grant No: VA39P019-50110 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/2012 <input type="checkbox"/> Reserve for Disasters/Emergencies		Revised Annual Statement (revision no: 1 )	
Summary by Development Account		Final Performance and Evaluation Report	
Line		Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
		Revised <sup>2</sup>	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	\$1,512,906.30
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 3/26/12	Signature of Public Housing Director
			Date

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

Part II: Supporting Pages		Federal FFY of Grant: 2010						
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:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
<b>Barros Circle VA19-35</b>	Replace windows/ replace siding/ redesign entries/ replace hvac/ replace kitchens and appliances. Repave parking lot Management Improvements	1460 1430 1410 1408	44 th	492,000	535,908.00 59,000.00 100,000.00 149,144.00	528,924.88 57,708.28 100,000.00 4,000.00	363,758.88 57,708.28 100,000.00 4,000.00	
<b>Rosedale VA19-03</b>	Repair and repave parking lot. Replace tub faucets/ riser valves'	1430 1460	LS LS	115,000 200,000	18,944.21 130,332.40	18,065.76 130,332.40	18,065.76 130,332.40	
<b>Atrium VA19-13</b>	Replace balcony slider and repair/waterproof balconies Administration	1430 1460 1410	97 97	425,115	47,615.00 268,092.00 90,029.00	46,570.44 268,092.00 90,029.00	46,570.44 268,092.00 90,029.00	
<b>Kingsley park VA19-38</b>	Repave parking lot	1430	LS	\$109,000	28,552.67	24,938.89	24,938.89	
<b>West Glade VA19-51</b>	Replace roofs with Arch shingles Fees and Cost	1460 1430	8 bldgs	170,000	5,976.97 9,109.25	4,675.86 9,109.25	4,675.86 9,109.25	
<b>Administration</b>	Salaries and benefits for administration staff	1410	3	190,029	0			
<b>Management Improvements</b>	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			
<b>Operations</b>	Fund salary and benefits of REAC Coordinator	1406	1.	95,000	0			

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

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







Annual Statement/Performance and Evaluation Report  
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Part I: Summary		Grant Type and Number		FFY of Grant: 2011	
PHA Name: Fairfax County Redevelopment and housing Authority		Capital Fund Program Grant No: VA39P01950111 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant Approval:	
Type of Grant		Revised Annual Statement (revision no: 1 )		Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		Expended	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/2012		<input type="checkbox"/> Final Performance and Evaluation Report		Obligated	
Line	Summary by Development Account	Original	Total Estimated Cost	Revised <sup>2</sup>	Total Actual Cost <sup>1</sup>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements	\$87,000			
4	1410 Administration (may not exceed 10% of line 21)	\$150,590			\$50,196.70
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$52,106			\$45,141.02
8	1440 Site Acquisition				
9	1450 Site Improvement	\$451,000			
10	1460 Dwelling Structures	\$765,205			\$33,600.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

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

Annual Statement/Performance and Evaluation Report  
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U.S. Department of Housing and Urban Development  
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 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2011 FFY of Grant Approval: 2011		
PHA Name: FAIRFAX COUNTY RHA	Grant Type and Number Capital Fund Program Grant No: VA39P019-50111 Replacement Housing Factor Grant No: Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 1/31/2012		Revised Annual Statement (revision no: 1 )		
Summary by Development Account		<input type="checkbox"/> Final Performance and Evaluation Report Total Actual Cost <sup>1</sup>		
Line		Original	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)	\$1,505,901	\$128,937.72	\$95,337.72
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		Signature of Public Housing Director		Date
				3/26/12

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

<b>Part II: Supporting Pages</b>		<b>Federal FFY of Grant: 2011</b>					
<b>PHA Name: Fairfax County redevelopment and Housing</b>		<b>Grant Type and Number</b>					
		Capital Fund Program Grant No: 509-11					
		CFFP (Yes/No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>
<b>VA19-45 Ragan Oaks</b>	Replace kitchens cabinets and appliances	1460	51	\$259,000	\$382,000		
	Replace HVAC with high efficiency units	1460	51 units	\$163,000	\$12,000	\$7,918.11	\$7,918.11
	Fees and Costs	1430			\$50,000		
	Administration	1410			\$29,000		
	Management Improvements	1408			\$29,000		
<b>VA19-40 Reston Towne Center</b>	Mill and repave parking lot	1450	3200 sy	\$46,000			
	Replace standing seam roof and install cricket and install new roof	1450	30 th	\$405,000	\$451,000	\$12,549.18	\$12,549.18
	Administration	1410			\$50,590		
	Management Improvements	1408			\$29,000		
	Fees and Costs	1430			\$13,106		\$9,157.83
<b>VA19-38 Kingsley Park</b>	Replace deteriorated siding and install Hardi-plank siding, 3 bldgs and reroof 14 bldgs. Pave Linda Lane	1460	14 bldgs	\$343,205	\$343,205		
	Administration	1410			\$50,000	\$37,647.52	\$37,647.52
	Management Improvements	1408			\$29,000		
	Fees and Costs	1430			\$12,000	\$8,071.05	\$8,071.05
	Salary and benefits for coordination staff	1410			\$150,590	0	
<b>Administration Management Improvements</b>		1408		\$87,000	0		
	Contract document preparation	1430		\$52,106	0		
<b>Fees and Costs VA19-30 Greenwood</b>	Fees and Costs	1430			\$5,000	\$1,085.52	\$1,085.52
	Fees and Costs	1430			\$5,000	\$979.06	\$979.06
<b>VA19-31 Briarcliff</b>	Fees and Costs	1430			\$5,000	\$8,588.78	\$8,588.78
	Fees and Costs	1430			\$40,000	\$33,600.00	
<b>VA19-42 Old Mill Site</b>	Dwelling Structures	1460					





