

Moving to Work Annual Report - Fiscal Year 2014



Submitted September 30, 2014



THE VISION

It is the vision of the Fairfax County Redevelopment and Housing Authority (FCRHA) that affordable housing programs provide more than a roof overhead. Affordable housing – particularly Public Housing and the Housing Choice Voucher (HCV) programs – can be the gateway to a better life and self-sufficiency. Rather than simply surviving, it is the vision of the FCRHA that the families we serve can truly *THRIVE*.

The FCRHA has created the THRIVE initiative – **T**otal **H**ousing **R**einvention for **I**ndividual Success, **V**ital Services and **E**conomic Empowerment – to serve as guiding principle for how we interact with families in our programs. It is our belief that by reinventing the way we do business through Moving to Work (MTW), by connecting individuals and families to the services they need to overcome health and personal barriers and by providing employment opportunities – every person can find individual success.

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TABLE OF CONTENTS

Introduction	3
Short-Term and Long-term MTW Goals and Objectives	4
General Housing Authority Operating Information	5
Housing Stock Information	5
Leasing Information	9
Waitlist Information	14
Proposed MTW Activities.....	15
Approved MTW Activities	16
Implemented Activities	16
Not Yet Implemented Activities.....	20
Activities On Hold	22
Closed Out Activities	22
Sources and Uses of Funds	23
Actual Sources and Uses of MTW Funds For Fiscal Year 2014	23
Local Asset Management Plan	24
Unspent MTW Funds	25
Administrative	26

INTRODUCTION

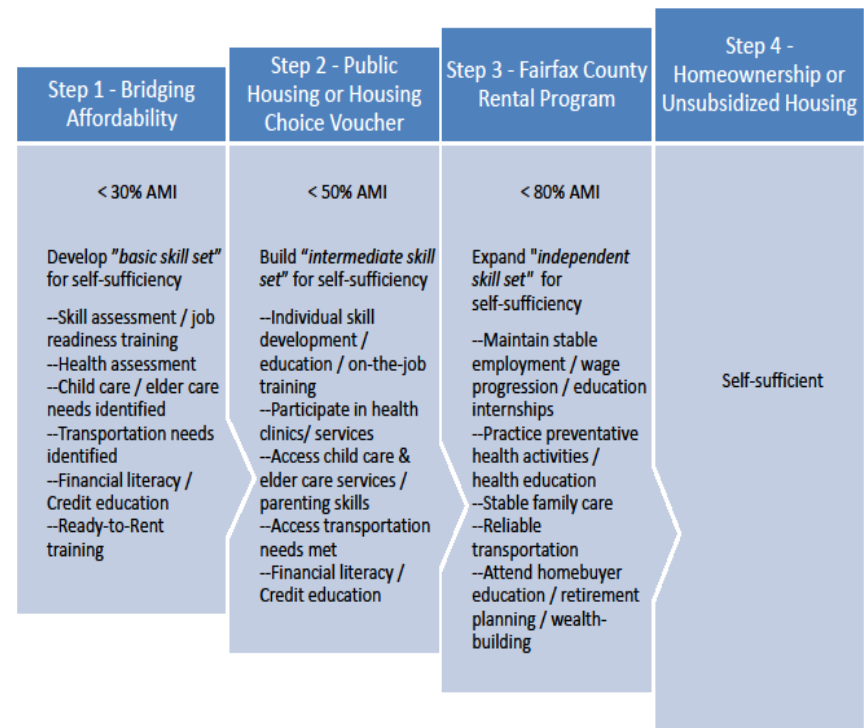
It is the goal of the FCRHA that every person and family in the FCRHA's programs do more than survive; the FCRHA wants them to thrive. THRIVE is an overall effort by the FCRHA to ensure that its families achieve the greatest level of self-sufficiency of which they are capable, while at the same time ensuring the financial viability of its portfolio of affordable housing properties and creating cost efficiencies for federal programs.

The FCRHA provides a continuum of affordable housing ranging from rental subsidies and Public Housing; to moderately priced rental apartments and townhouses; to affordable programs for homeownership. Each person or family fits somewhere along this continuum and it is the goal of THRIVE to (1) help individuals find the right fit based on income and need, (2) assist them to move through the continuum as they become more self-sufficient, and (3) free up housing opportunities for more low-income families.

In its first year as an MTW agency, the FCRHA has already begun to expand the scope of THRIVE by:

- 1) Building connections between the programs in **THRIVE Housing Continuum** to seamlessly couple the County's *local and federal* housing programs.
- 2) Expanding its already **strong community partnerships** with non-profit organizations to provide services to build self-sufficiency,
- 3) Reducing the regulatory burden both on staff and customers, to allow a greater focus on **people – not paperwork**, and
- 4) **Aligning housing resources with community needs**, consistent with the county's "Housing Blueprint".

THRIVE Housing Continuum
A Stepped Approach that Provides Work Incentives, Service Supports, and Permanent Housing



Note: Elderly/disabled households may choose their level of participation in many aspects of the THRIVE/MTW program.

SHORT-TERM AND LONG-TERM MTW GOALS AND OBJECTIVES

In its Fiscal Year (FY) 2014 MTW Plan, the FCRHA outlined activities it would implement to achieve the three mandatory MTW statutory goals, as well as additional objectives of the FCRHA's THRIVE initiative. Due to the timing of the HUD's approval of the FCRHA as an MTW agency – halfway through the FCRHA's FY 2014 - and HUD's data conversion of households into the MTW module – late in FY 2014 - most of the MTW Activities proposed in its FY 2014 MTW Plan will be implemented in FY 2015. Further, federal sequestration of funds during this period complicated implementation of the FCRHA goals. While many of the originally proposed activities could not be immediately implemented, the FCRHA took major steps towards each of the goals listed below:

Goal 1: Apply cost efficiencies

- Families were notified that the Earned Income Disregard would be phased out at their next reexamination.
- Families were notified of alternate reexamination schedules.
- The FCRHA amended its FY 2014 Plan to include a new activity to increase the family's share of rent and notified all residents, solicited feedback and began to recertify program participants at the higher rent level.
- The FCRHA adopted its first MTW Block Grant Plan.

Goal 2: Incentivize self-sufficiency

- FCRHA staff received intensive staff training on how to connect families to benefits, educational opportunities, and job openings.
- FCRHA staff began to communicate with families about biennial and triennial reexamination, and how that policy will allow for more positive interaction between staff and their families.
- The FCRHA and its THRIVE Advisory Committee made significant progress in the development of its MTW rent reform study (in partnership with George Mason University).
- The FCRHA began developing relationships with service providers around employment, health and education.

Goal 3: Increase Housing Choice

- The FCRHA applied to convert its Public Housing portfolio under HUD's Rental Assistance Demonstration Program (RAD).
- The Bridging Affordability program, step 1 in the THRIVE Housing Continuum, served 155 individuals and families.

GENERAL HOUSING AUTHORITY OPERATING INFORMATION

HOUSING STOCK INFORMATION

New Housing Choice Vouchers that were Project-Based During the Fiscal Year			
Property Name	Anticipated Number of New Vouchers to be Project-Based *	Actual Number of New Vouchers that were Project-Based	Description of Project
N/A	42	0	Due to the leasing freeze as a result of federal sequestration, project-based vouchers were not awarded.
Anticipated Total Number of New Vouchers to be Project-Based *		Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year *	
42		335	
Actual Total Number of New Vouchers that were Project-Based		Actual Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year	
0		293	
		Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year *	
		335	
		Actual Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year	
		288	

* From the Plan

Other Changes to the Housing Stock that Occurred During the Fiscal Year

There was a significant decrease in the number of Housing Choice Vouchers administered due to a freeze in leasing as a result of sequestration.

Six units of public housing were held off-line for approximately 60 days while undergoing Uniform Federal Accessibility Standards (UFAS) conversion. See General Description of Actual Fund Expenditures below for the list of units that were held off-line.

The FCRHA added 56 units to its housing stock using local funding - 36 multi-family housing units and 20 permanent supportive housing units.

Examples of the types of other changes can include but are not limited to units that are held off-line due to the relocation of residents, units that are off-line due to substantial rehabilitation and potential plans for acquiring units.

General Description of Actual Capital Fund Expenditures During the Plan Year

The table below contains a general description of actual capital fund expenditures during FY 2014. Projects with work still in progress and a completion date has yet to be determined (TBD) are so noted. Otherwise, a completion date is provided.

AMP	Project	General Scope of Work	Completed	Cost
VA019000001	Newington Station	Exterior rehab, new siding, windows, doors & trim	TBD	\$705,467.46
VA019000001	The Atrium	3429 #105-UFAS conversion, unit off line for approximately 60 days	7/10/14	\$51,781.90
VA019000004	Ragan Oaks	12101 #T1-UFAS conversion, unit off line for approximately 60 days	7/10/14	\$50,243.60
VA019000004	Ragan Oaks	12105 #101-UFAS conversion, unit off line for approximately 60 days	TBD	\$49,978.90
VA019000007	Rosedale Manor	Replace roofs & install soffits	12/24/13	\$218,992.40
VA019000007	Rosedale Manor	Install plumbing isolation valves	12/23/13	\$178,085.00
VA019000007	Rosedale Manor	Replace 66 HVAC systems (1st 33 done w/stimulus funds)	10/17/13	\$380,031.00
VA019000008	Old Mill	5800 #1B-UFAS conversion, unit off line for approximately 60 days	7/10/14	\$32,773.70
VA019000008	Old Mill	5815 #1B-UFAS conversion, unit off line for approximately 60 days	7/10/14	\$49,716.60
VA019000008	Old Mill	5820 #1B-UFAS conversion, unit off line for approximately 60 days	7/10/14	\$46,503.10
VA019000011	Pender Drive	Replacement Roof	6/3/14	\$168,842.00
VA019000011	Pender Drive	Replace fire alarm system	7/2/14	\$95,957.65
VA019000011	Pender Drive	Repair masonry envelope & caulk windows	TBD	\$96,553.00
				\$2,124,926.31

Overview of Other Housing Owned and/or Managed by the PHA at Fiscal Year End

Housing Program *	Total Units	Overview of the Program
Locally Funded / Tax-Credit	1965	Fairfax County Rental Program - Families
Locally Funded / Tax-Credit	504	Fairfax County Rental Program - Senior Housing
Locally Funded	112	Assisted Living Beds
Locally Funded	63	Supportive Housing Beds
Locally Funded	154	Other Specialized Housing - including Single Room Occupancy (SRO) units, a mobile home park, and a permanent supportive housing community
Total Other Housing Owned and/or Managed	2798	

* **Select Housing Program from:** Tax-Credit, State Funded, Locally Funded, Market-Rate, Non-MTW HUD Funded, Managing Developments for other non-MTW Public Housing Authorities, or Other.

If Other, please describe: Not Applicable

LEASING INFORMATION

Actual Number of Households Served at the End of the Fiscal Year

Housing Program:	Number of Households Served*	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs **	0	0
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs **	0	0
Port-In Vouchers (not absorbed)	N/A	0
Total Projected and Actual Households Served	0	0

* Calculated by dividing the planned/actual number of unit months occupied/leased by 12.

** In instances when a Local, Non-Traditional program provides a certain subsidy level but does not specify a number of units/Households Served, the PHA should estimate the number of Households served.

Housing Program:	Unit Months Occupied/Leased****	
	Planned	Actual
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Property-Based Assistance Programs ***	0	0
Number of Units that were Occupied/Leased through Local Non-Traditional MTW Funded Tenant-Based Assistance Programs ***	0	0
Port-In Vouchers (not absorbed)	N/A	0
Total Projected and Annual Unit Months Occupied/Leased	0	0

Not Applicable

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

**** Unit Months Occupied/Leased is the total number of months the housing PHA has occupied/leased units, according to unit category during the year.

	Average Number of Households Served Per Month	Total Number of Households Served During the Year
Households Served through Local Non-Traditional Services Only	0	0

Reporting Compliance with Statutory MTW Requirements: 75% of Families Assisted are Very Low-Income

HUD will verify compliance with the statutory objective of “assuring that at least 75 percent of the families assisted by the Agency are very low-income families” is being achieved by examining public housing and Housing Choice Voucher family characteristics as submitted into the PIC or its successor system utilizing current resident data at the end of the agency's fiscal year. The PHA will provide information on local, non-traditional families provided with housing assistance at the end of the PHA fiscal year, not reported in PIC or its successor system, in the following format:

Fiscal Year:	2011	2012	2013	2014	2015	2016	2017	2018
Total Number of Local, Non-Traditional MTW Households Assisted	X	X	X	0	X	X	X	X
Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	X	X	X	0	X	X	X	X
Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income	X	X	X	0	X	X	X	X

Reporting Compliance with Statutory MTW Requirements: Maintain Comparable Mix

In order to demonstrate that the statutory objective of "maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration" is being achieved, the PHA will provide information in the following formats:

Baseline for the Mix of Family Sizes Served

Family Size:	Occupied Number of Public Housing units by Household Size when PHA Entered MTW	Utilized Number of Section 8 Vouchers by Household Size when PHA Entered MTW	Non-MTW Adjustments to the Distribution of Household Sizes *	Baseline Number of Household Sizes to be Maintained	Baseline Percentages of Family Sizes to be Maintained
1 Person	318	1108	0	1426	34.19%
2 Person	280	681	0	961	23.04%
3 Person	189	473	0	662	15.87%
4 Person	128	340	0	468	11.22%
5 Person	88	279	0	367	8.80%
6+ Person	60	227	0	287	6.88%
Totals	1063	3108	0	4171	100.00%

Explanation for Baseline Adjustments to the Distribution of Household Sizes Utilized

Not Applicable

Mix of Family Sizes Served

	1 Person	2 Person	3 Person	4 Person	5 Person	6+ Person	Totals
Baseline Percentages of Household Sizes to be Maintained **	34.19%	23.04%	15.87%	11.22%	8.80%	6.88%	100.00%
Number of Households Served by Family Size this Fiscal Year ***	1408	929	648	442	361	279	4067
Percentages of Households Served by Household Size this Fiscal Year ****	34.62%	22.84%	15.93%	10.87%	8.88%	6.86%	100.00%
Percentage Change	1.26%	-0.87%	0.38%	-3.12%	0.91%	-0.29%	0

Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages

Not Applicable

* "Non-MTW adjustments to the distribution of family sizes" are defined as factors that are outside the control of the PHA. Acceptable "non-MTW adjustments" include, but are not limited to, demographic changes in the community's population. If the PHA includes non-MTW adjustments, HUD expects the explanations of the factors to be thorough and to include information substantiating the numbers used.

** The numbers in this row will be the same numbers in the chart above listed under the column "Baseline percentages of family sizes to be maintained."

*** The methodology used to obtain these figures will be the same methodology used to determine the "Occupied number of Public Housing units by family size when PHA entered MTW" and "Utilized number of Section 8 Vouchers by family size when PHA entered MTW" in the table immediately above.

**** The "Percentages of families served by family size this fiscal year" will reflect adjustments to the mix of families served that are directly due to decisions the PHA has made. HUD expects that in the course of the demonstration, PHAs will make decisions that may alter the number of families served.

Description of any Issues Related to Leasing of Public Housing, Housing Choice Vouchers or Local, Non-Traditional Units and Solutions at Fiscal Year End

Housing Program

Description of Leasing Issues and Solutions

Housing Choice Vouchers

With the exception of replacing attrition of project based voucher units, no vouchers leased during FY 2014 as a result of federal sequestration.

Number of Households Transitioned To Self-Sufficiency by Fiscal Year End

Activity Name/#	Number of Households Transitioned *	Agency Definition of Self Sufficiency
	0	
Households Duplicated Across Activities/Definitions	0	* The number provided here should match the outcome reported where metric SS #8 is used.
ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY	0	

WAITLIST INFORMATION

Wait List Information at Fiscal Year End				
Housing Program(s) *	Wait List Type **	Number of Households on Wait List	Wait List Open, Partially Open or Closed ***	
			Was the Wait List Opened During the Fiscal Year	
Federal MTW Housing Choice Voucher Program	Community-Wide	979	Partially Open	No
Federal MTW Public Housing Units	Other: Area based	4679	Closed	No

More can be added if needed.

* *Select Housing Program* : Federal MTW Public Housing Units; Federal MTW Housing Choice Voucher Program; Federal non-MTW Housing Choice Voucher Units; Tenant-Based Local, Non-Traditional MTW Housing Assistance Program; Project-Based Local, Non-Traditional MTW Housing Assistance Program; and Combined Tenant-Based and Project-Based Local, Non-Traditional MTW Housing Assistance Program.

** *Select Wait List Types*: Community-Wide, Site-Based, Merged (Combined Public Housing or Voucher Wait List), Program Specific (Limited by HUD or Local PHA Rules to Certain Categories of Households which are Described in the Rules for Program Participation), None (If the Program is a New Wait List, Not an Existing Wait List), or Other (Please Provide a Brief Description of this Wait List Type).

*** For Partially Open Wait Lists, provide a description of the populations for which the waiting list is open.

The Federal MTW Housing Choice Voucher Program is partially open to serve homeless families referred to our agency from the local Office to Prevent and End Homelessness.

If Local, Non-Traditional Program, please describe:

Not Applicable

If Other Wait List Type, please describe:

The FCRHA maintains an area-based waiting list for its Federal MTW Public Housing units.

If there are any changes to the organizational structure of the wait list or policy changes regarding the wait list, provide a narrative detailing these changes.

Not Applicable

PROPOSED MTW ACTIVITIES: HUD APPROVAL REQUESTED

All proposed activities that are granted approval by HUD are reported on in Section IV as 'Approved Activities'.

APPROVED MTW ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

IMPLEMENTED ACTIVITIES

2014-2 Eliminate Mandatory Earned Income Disregard (EID) Calculation -

Eliminating the Mandatory Earned Income Disregard (EID) calculation is an opportunity for cost effectiveness and allows staff to reallocate resources toward self-sufficiency development. EID regulations are cumbersome to apply yet affect only 1 percent of families in the Public Housing and Housing Choice Voucher programs. The FCRHA believes the time spent on complying with this relatively obscure calculation is better used to help families with Individual Development Plans and goal-setting.

The FCRHA initially proposed eliminating the HUD-mandated EID calculation in its FY 2014 MTW Plan. As part of the HUD-mandated EID calculation, any family in the Public Housing program, and any family in the HCV program that included a member(s) with disabilities, was eligible for EID when an unemployed or under-employed family member obtained a job or increased their wages. The resulting income increase was fully excluded for 12 months and 50 percent excluded for an additional 12 months. In FY 2011, only 52 families in the FCRHA's Public Housing and Housing Choice Voucher programs benefited from the EID calculation.

In February 2014, the FCRHA began notifying affected families of the change to EID. No new families will receive the disregard and families currently receiving the disregard will be phased out; that is, the EID calculation will no longer be included as part of the rent calculation at their next regular reexamination. In order to allow families to prepare for any potential changes in rent, families that received notification within three months of their reexaminations will be phased out at their second annual reexamination. The FCRHA will continue to phase out EID throughout Fiscal Year 2015.

In Fiscal Year 2014, no families receiving EID came up for reexamination. Thus no families phased out of EID and, as a result, there was no impact for the FCRHA. The activity remains on schedule and the FCRHA anticipates that all families will stop receiving the EID calculation by the end of Fiscal Year 2015.

Activity Metrics

All metrics provided in the Fiscal Year 2014 MTW Plan have been replaced with HUDs new required Standard Metrics that were first included in the FCRHA's Fiscal Year 2015 MTW Plan, In addition, all families that receive the EID calculation will be phased out in Fiscal Year 2015. Therefore, an accurate measure of this activity will be provided in the FCRHA's Fiscal Year 2015 Annual MTW Report.

CE #1: Agency Cost Savings				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total cost of task in dollars (decrease).	Cost of task prior to implementation of the activity (in dollars).	Expected cost of task after implementation of the activity (in dollars).	Actual cost of task after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	\$30.2386 average hourly staff pay X 130 staff hours to track EID calculations (see CE#2) = \$3,931 total cost to track EID calculations	EID calculation will be eliminated. This standard metric was first required in the FCRHA's fiscal year 2015 MTW Plan. The benchmark for fiscal year 2015 is a cost savings of \$3,931.	In fiscal year 2014 no families phased out of EID with no cost savings for the FCRHA. Therefore, the outcome will be provided in the Annual MTW Report for fiscal year 2015.	The agency cost savings benchmark for this activity was initially set in the fiscal year 2015 Plan and was not achieved in fiscal year 2014. The FCRHA anticipates the benchmark will be met in fiscal year 2015.

CE #2: Staff Time Savings

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total time to complete the task in staff hours (decrease).	Total amount of staff time dedicated to the task prior to implementation of the activity (in hours).	Expected amount of total staff time dedicated to the task after implementation of the activity (in hours).	Actual amount of total staff time dedicated to the task after implementation of the activity (in hours).	Whether the outcome meets or exceeds the benchmark.
	<p>Survey of staff revealed that staff spends on average 2.5 hours tracking EID calculations.</p> <p>2.5 hours X 52 households with EID = 130 total staff hours to track EID calculations</p>	<p>EID calculation will be eliminated.</p> <p>The benchmark for fiscal year 2015 is a time savings of 130 staff hours.</p>	<p>In fiscal year 2014 no families phased out of EID with no staff time savings for the FCRHA.</p> <p>Therefore, the outcome will be provided in the Fiscal Year 2015.</p>	<p>The agency staff time savings benchmark for this activity was initially set in the fiscal year 2015 Plan and was not achieved in fiscal year 2014. The FCRHA anticipates the benchmark will be met in fiscal year 2015.</p>

CE #5: Increase in Agency Rental Revenue

Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved?
Rental revenue in dollars (increase).	Rental revenue prior to implementation of the activity (in dollars).	Expected rental revenue after implementation of the activity (in dollars).	Actual rental revenue after implementation of the activity (in dollars).	Whether the outcome meets or exceeds the benchmark.
	<p>FY 2014 HCV estimated HAP disbursements are \$43,389,711.</p> <p>FY 2014 Public Housing estimated rental revenue is \$5,248,624.</p>	<p>Due to the limited number of families benefiting from the EID calculation, a negligible increase in rental revenue is anticipated.</p> <p>FY 2015 HCV estimated HAP disbursements are \$42,440,227.</p> <p>FY 2015 Public Housing estimated rental revenue is \$6,187,194.</p>	<p>In fiscal year 2014 no families phased out of EID with no increase in agency rental revenue for the FCRHA.</p> <p>Therefore, the outcome will be provided in the Annual MTW Report for fiscal year 2015.</p>	<p>The benchmark to increase agency rental revenue for this activity was initially set in the fiscal year 2015 Plan and was not achieved in fiscal year 2014. The FCRHA anticipates the benchmark will be met in fiscal year 2015.</p>

NOT YET IMPLEMENTED ACTIVITIES

ACTIVITY	ACTIONS TAKEN TOWARD IMPLEMENTATION
2014-1 Reduction in Frequency of Reexaminations	Due to reduced sequestration funding, combined with the complexity of implementing large scale changes to its programs, the FCRHA is starting the implementation of this activity with all HCV households and a select group of properties in its Public Housing portfolio (Pilot Portfolio). In late spring of 2014 the FCRHA begin informing HCV households and all those households in the Public Housing "pilot" portfolio about the biennial/triennial reexamination cycle.
2014-3 Streamlined Inspections for Housing Choice Voucher Units	Although originally proposed as an activity in its FY 2014 MTW Plan, the FCRHA will implement its streamlined HCV inspections process in FY 2015. In FY 2014 FCRHA staff developed new inspection procedures for both tenants and owners to ensure families continue to live in decent, safe and sanitary properties. In FY 2015, the FCRHA will start by informing owners and participants about the new procedures. All units that qualify will be phased in to biennial inspections and will receive their last annual inspection in Fiscal Year 2015.
2014-4 Streamlined Inspections for Public Housing Residents	Although originally proposed as an activity in its FY 2014 MTW Plan, the FCRHA will implement a streamlined Public Housing inspections process in FY 2015. In FY 2014 FCRHA staff developed new inspection procedures for residents to ensure families continue to live in decent, safe and sanitary properties. In FY 2015, the FCRHA will start by informing residents about the new procedures. All units that qualify will be phased in to biennial inspections and will receive their last annual inspection in Fiscal Year 2015.

<p>2014-5 Institute a New Minimum Rent</p>	<p>The FCRHA is continuing to evaluate the number of hours that a family will be expected to work (originally proposed as 30 hours per week), and if the minimum rent will be based on the minimum wage income from all eligible members in the household. The FCRHA expects to re-propose this activity in an amended FY 2015 MTW Plan or in its FY 2016 MTW Plan. Once the FCRHA has completed its evaluation of this activity, it will be re-proposed and implemented first with the FCRHA's Public Housing pilot portfolio.</p>
<p>2014-6 Design and Initiate a Rent Control Study</p>	<p>Staff from the Fairfax County Department of Housing has been meeting regularly with George Mason University's Center for Regional Analysis and Center for Social Science Research on the design of the study. The FCRHA plans to initiate the Rent Control Study after re-proposing the specifics of the rent strategy. An updated implementation plan will be provided at that time. An updated timeline for initiating the Rent Control Study has not been established. The FCRHA will provide an updated timeline when this activity is re-proposed.</p>
<p>2014-8 Allow Implementation of Reduced Payment Standards at Next Annual Reexamination</p>	<p>Even though the immediate implementation of reduced payment standards was approved with the FY 2014 MTW Plan, the FCRHA decided to implement the reduced payment standards at the family's second annual re-examination. This action was taken to prevent an additional burden to the participants since the family share of rent was raised to 35 percent of adjusted income effective July 1, 2014. Implementation of this activity began July 1, 2014 with staff advising residents at their annual reexaminations that the payment standards will be reduced at their next annual reexamination.</p>
<p>2014-9 Increase the Family's Share of Rent from 30 Percent to 35 Percent of Family Income in the Housing Choice Voucher and Public Housing Programs</p>	<p>The FCRHA has begun to inform HCV families and landlords of the change. Affected families will have at least 90 days before changes in the family share of rent are effective. The FCRHA began phasing in implementation of this activity with reexaminations starting July 1, 2014.</p>

ACTIVITIES ON HOLD

ACTIVITIES ON HOLD	ACTIONS TAKEN TOWARD REACTIVATING THE ACTIVITY
2014-7 Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance	The FCRHA is applying for the Rental Assistance Demonstration (RAD), which will allow conversion of its Public Housing stock to long-term Section 8 rental assistance contracts. Pending determination of its RAD Application, the FCRHA has put activity 2014-7 on hold. The FCRHA has not taken any actions toward reactivating this activity.

CLOSED OUT ACTIVITIES

Not Applicable

SOURCES AND USES OF FUNDS

ACTUAL SOURCES AND USES OF MTW FUNDS FOR FISCAL YEAR 2014

A. MTW Report: Sources and Uses of MTW Funds

Actual Sources and Uses of MTW Funding for the Fiscal Year

PHAs shall submit their unaudited and audited information in the prescribed FDS format through the Financial Assessment System - PHA (FASPHA), or its successor system

Describe the Activities that Used Only MTW Single Fund Flexibility

In Fiscal Year 2014, its first year as an MTW agency, the FCRHA did not have any activities that used only MTW single fund flexibilities.

LOCAL ASSET MANAGEMENT PLAN

B. MTW Report: Local Asset Management Plan

Has the PHA allocated costs within statute during the plan year?

Yes

Has the PHA implemented a local asset management plan (LAMP)?

or

No

If the PHA is implementing a LAMP, it shall be described in an appendix every year beginning with the year it is proposed and approved. It shall explain the deviations from existing HUD requirements and should be updated if any changes are made to the LAMP.

Has the PHA provided a LAMP in the appendix?

or

No

Not Applicable

UNSPENT MTW FUNDS

C. MTW Report: Commitment of Unspent Funds *

In the table below, provide planned commitments or obligations of unspent MTW funds at the end of the PHA's fiscal year.

Account	Planned Expenditure	Obligated	Committed
Type	Description	\$ X	\$ X
Type	Description	\$ X	\$ X
Type	Description	\$ X	\$ X
Type	Description	\$ X	\$ X
Type	Description	\$ X	\$ X
Type	Description	\$ X	\$ X
Type	Description	\$ X	\$ X
Type	Description	\$ X	\$ X
Total Obligated or Committed Funds:		0	0

* Per HUD instructions, the FCRHA is not required to provide the information in this section until subsequent guidance is available.

***Note** : Written notice of a definition of MTW reserves will be forthcoming. Until HUD issues a methodology for defining reserves, including a definition of obligations and commitments, MTW agencies are not required to complete this section.*

ADMINISTRATIVE

HUD REVIEWS, AUDITS OR PHYSICAL INSPECTION ISSUES

No issues that require the agency to take action have been cited in HUD reviews, audits or physical inspections.

RESULTS OF PHA-DIRECTED EVALUATIONS

The FCRHA is using the MTW Annual Report to evaluate its approved MTW Activities. The FCRHA is also working with George Mason University to evaluate its rent reform controlled study (expected to be implemented by FY 2016), and its MTW Block Grant (expected to be implemented by FY 2015).

CERTIFICATION THAT THE PHA HAS MET THE THREE STATUTORY REQUIREMENTS

The Fairfax County Redevelopment and Housing Authority certifies that it has met the three statutory requirements of:

- 1) assuring that at least 75 percent of the families assisted by the Agency are very low-income families;
- 2) continuing to assist substantially the same total number of eligible low-income families as would have been served had the amounts not been combined; and
- 3) maintaining a comparable mix of families (by family size) are served, as would have been provided had the amounts not been used under the demonstration.