

MOVING TO WORK FISCAL YEAR 2015 REPORT

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

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Moving to Work Fiscal Year 2015 Report

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

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Moving to Work Fiscal Year 2015 Report

Fairfax County Redevelopment and Housing Authority

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Introduction

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 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 the 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.

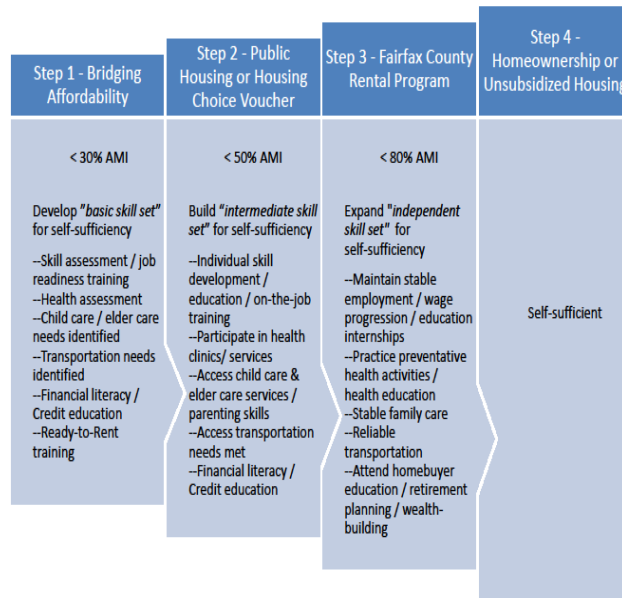
THRIVE is an overall effort by the FCRHA to ensure that its families achieve the greatest level of self-sufficiency of which they are capable, while at the same time ensuring the financial viability of its portfolio of affordable housing properties and creating cost efficiencies for federal programs.

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.

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.

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.

- 2) Expanding its already **strong community partnerships** with nonprofit 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”.

Overview of the FCHRA's Short-term and Long-term MTW Goals and Objectives

Due to the timing of the US Department of Housing and Urban Development's approval of the FCRHA as an MTW agency – halfway through the FCRHA's Fiscal Year (FY) 2014 – most of the MTW Activities proposed in its FY 2014 MTW Plan were carried over to be implemented in FY 2015. In FY 2015, the FCRHA took steps addressing the following MTW Activities, designed to increase the self-sufficiency outcomes of its assisted households; relieve staff administrative burdens; and maintain operations during an uncertain federal funding climate:

- **2014-1: Reduction in Frequency of Reexaminations** – Implemented. All Housing Choice Voucher (HCV) families received their last regular reexaminations.
- **2014-2: Eliminate Mandatory Earned Income Disregard (EID) Calculation** – Implemented FY 2014. No new families received EID calculation.
- **2014-3: Streamlined Inspections for Housing Choice Voucher Units** – Implemented.
- **2014-4: Streamlined Inspections for Public Housing Residents** – On hold.
- **2014-5: Institute a New Minimum Rent** – Not yet implemented; re-proposed in FY 2016.
- **2014-6: Design and Initiate a Rent Control Study** -- Not yet implemented; re-proposed in FY 2016.
- **2014-7: Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance** – On hold.
- **2014-8: Allow Implementation of Reduced Payment Standards at Next Annual Reexamination** – On hold.
- **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** – Implemented. All HCV families were phased into the 35 percent family share.
- **2015-1: Eliminate Flat Rents in the Public Housing Program** – Not implemented because it was proposed in an Amended Plan and not approved by HUD until FY 2016.
- **Establish Pilot Portfolio of Public Housing properties to incorporate on-site management and targeted services to improve health, education and self-sufficiency.** Toward this goal, computer training, apprenticeship, and health programs have been set up. In FY 2015, a vacant "Vacancy Coordinator" position was transferred from Murraygate Village apartments to the Pilot.
- **Develop a framework to utilize the locally-funded Bridging Program as a gateway to HCV and Public Housing** – Significant research was done in FY 2015. Activity was proposed in FY 2016 Plan as Activity 2016-1.

In FY 2015, the FCRHA addressed the following goals of THRIVE's long-term objectives:

Achieve Greater Cost Efficiencies

The FCRHA worked to achieve greater cost efficiencies by increasing the FCRHA's ability to maintain its housing resources. The FCRHA implemented activities to reduce the frequency of reexaminations and streamline inspections for housing choice voucher units, both of which will result in staff and cost savings over time. In addition, the family's share of rent was increased from 30 to 35 percent, allowing for reduced Housing Assistance Payments.

Assist Families Move toward Self-Sufficiency

The FCRHA is continuing to assist its families move toward self-sufficiency by training staff on ways to connect families to other local services and resources. Staff time saved by reducing the frequency of reexaminations will be used to connect families to self-sufficiency resources.

Increase Housing Choice

The FCRHA worked to increase housing choice by creating admissions preferences in FCRHA housing programs for families in the THRIVE Housing Continuum. The FCRHA created a local, non-traditional program as the first step in its Housing Continuum, which will increase the number of families served through its the Bridging Affordability Program. This local, non-traditional program appears in the FY 2016 MTW Plan as a newly proposed activity. In addition, the FCRHA studied its tenant and project-based voucher utilizations. Based on results of that research, the FCRHA proposed changes to the PBV Choice Mobility Criteria through a new activity in the FY 2016 MTW Plan. The FCRHA was successful in applying for RAD to convert its Public Housing portfolio to long-term Section 8 rental assistance contracts.

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 | 0 | 0 | N/A | | |
| N/A | 0 | 0 | N/A | | |
| N/A | 0 | 0 | N/A | | |
| N/A | 0 | 0 | N/A | | |
| Anticipated Total Number of New Vouchers to be Project-Based * | | Actual Total Number of New Vouchers that were Project-Based | | Anticipated Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year * | Anticipated Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year * |
| 0 | | 0 | | 0 | 0 |
| | | | | Actual Total Number of Project-Based Vouchers Committed at the End of the Fiscal Year | Actual Total Number of Project-Based Vouchers Leased Up or Issued to a Potential Tenant at the End of the Fiscal Year |
| | | | | 293 | 288 |

* From the Plan

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

FCRHA was designated to administer the Project-Based Voucher Housing Assistance Payment Contract for a development that converted units under Component 2 of the Rental Assistance Demonstration program. A total of 108 units were allocated and 97 were leased as of the end of FY 2015. These units are not part of the MTW inventory. 16 units were taken off line for UFAS conversion for an average of 86 days.

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

- VA1904 Newington Station--Replace siding, windows, doors and exterior trim--\$707,179--Completed, 11-6-14
- VA1945 Ragan Oaks--Upgrade 10 units to meet UFAS standards--\$450,503--These were done individually throughout the year with the last one completed on 6-15-15
- VA1942 Old Mill--Upgrade five units to meet UFAS standards--\$213,410--These were done individually throughout the year with the last one completed on 3-13-15
- FCRHA Office Building--Replace fire alarm system, repair masonry and caulk windows--\$192,510--Completed, 12-17-14
- VA1913 The Atrium--Re-pave parking lot--\$35,510--Completed, 10-17-14
- VA1913 The Atrium--Upgrade one unit to meet UFAS standards--\$50,781--Completed, 7-15-14
- VA1934 Westford III--Replace failing main sprinkler piping in community center--\$44,897--Completed, 6-19-15

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 | 1967 | Fairfax County Rental Program - Families |
| Locally Funded/Tax-Credit | 504 | Fairfax County Rental Program - Senior Housing |
| Locally Funded | 112 | Assisted Living Beds |
| Locally Funded | 62 | 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 | 2799 | |

* **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:

N/A

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 | | | |
| <p>* Calculated by dividing the planned/actual number of unit months occupied/leased by 12.</p> <p>** 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.</p> | | | | | | | | | |
| 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 | | | |
| <div>Explanation for differences between planned and actual households served--N/A</div> | | | | | | | | | |
| <p>*** 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.</p> <p>**** Unit Months Occupied/Leased is the total number of months the housing PHA has occupied/leased units, according to unit category during the year.</p> | | | | | | | | | |
| | | | | | 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 | 0 | 0 | 0 | 0 | 0 | X | X | X |
| Number of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income | 0 | 0 | 0 | 0 | 0 | X | X | X |
| Percentage of Local, Non-Traditional MTW Households with Incomes Below 50% of Area Median Income | 0 | 0 | 0 | 0 | 0 | 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 | 316 | 1108 | 0 | 1424 | 34.19% |
| 2 Person | 280 | 681 | 0 | 961 | 23.04% |
| 3 Person | 188 | 473 | 0 | 661 | 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 | 1060 | 3108 | 0 | 4168 | 100.00% |

Explanation for Baseline Adjustments to the Distribution of Household Sizes Utilized

N/A

| 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 *** | 1512 | 966 | 707 | 477 | 361 | 347 | 4370 |
| Percentages of Households Served by Household Size this Fiscal Year **** | 34.60% | 22.11% | 16.18% | 10.91% | 8.26% | 7.94% | 100% |
| Percentage Change | 0.43% | -0.95% | 0.32% | -0.32% | -0.54% | 1.06% | 0% |
| Justification and Explanation for Family Size Variations of Over 5% from the Baseline Percentages | N/A | | | | | | |
| * “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 | |
| N/A | N/A | |
| N/A | N/A | |
| N/A | N/A | |
| Number of Households Transitioned To Self-Sufficiency by Fiscal Year End | | |
| Alternate Recertification/2014-1 | 2 | No longer receiving a subsidy or 100 percent AMI |
| 35% Family Share/2014-9 | 2 | No longer receiving a subsidy or 100 percent AMI |
| N/A | N/A | N/A |
| N/A | N/A | N/A |
| N/A | N/A | N/A |
| Households Duplicated Across Activities/Definitions | 2 | * The number provided here should match the outcome reported where metric SS #8 is used. |
| ANNUAL TOTAL NUMBER OF HOUSEHOLDS TRANSITIONED TO SELF SUFFICIENCY | 2 | |

Wait List 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 | 659 | Partially Open | No |
| Federal MTW Public Housing Units | Other- Area Based | 3420 | Partially Open | 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 and Public Housing Program is partially open to serve homeless families referred to our agency from the local Office to Prevent and End Homelessness. |
| N/A |
| N/A |

If Local, Non-Traditional Program, please describe:

| |
|-----|
| N/A |
| N/A |
| N/A |

If Other Wait List Type, please describe:

| |
|-----|
| N/A |
| N/A |
| N/A |

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.

| |
|-----|
| N/A |
|-----|

Approved MTW Activities: Implemented Activities

2014-1 Reduction in Frequency of Reexaminations

The activity 2014-1 Reduction in Frequency of Reexaminations was first approved in the 2014 MTW Plan Year and implemented in the 2015 MTW Plan Year.

Reducing the frequency of required reexaminations in the federal Public Housing and Housing Choice Voucher programs allows the FCRHA to implement its “people not paperwork” approach. The FCRHA believes that families in its housing programs will be better able to focus on self-sufficiency and movement through the THRIVE Housing Continuum if staff – both Fairfax County Department of Housing and Community Development (HCD) and other Fairfax County agencies – are able to focus their efforts on working directly with families on their self-sufficiency needs. Although families will still be required to report any income and family composition changes to the FCRHA, staff will only process a reexamination every two years (for all working families) or three years (for elderly and/or disabled families on fixed incomes (only SSI, SSDI, SS, or pensions, or any combination of those sources)). This change is critical to ensuring that families can build their skill sets and work on challenges such as child care, elder care, wage progression, and reliable transportation; and have access to the full spectrum of resources available throughout Fairfax County. The FCRHA believes that it can have a significant impact on the lives of all families in its housing if staff has the time and training to refocus their efforts on people, and less on paperwork.

This activity’s main objective is to provide a work incentive for all families and to reduce the burden on staff and families by reducing the frequency of income reexaminations. The FCRHA implemented the following changes:

- Reexaminations are reduced from annually to once every two years. Families that claim to have zero income will continue to meet with FCRHA staff regularly.
- Reexaminations for families on fixed incomes (only SSI, SSDI, SS, or pensions, or any combination of those sources) will be conducted every three years.
- Interim increases—that is, increases in income between annual reexaminations— will be disregarded until the next scheduled biennial or triennial reexamination.
- Interim decreases, a reported decrease in income, will be limited to one during a calendar year and no interim decreases during the first six months after initial occupancy.

Activity Metrics

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. |
| | <p>This baseline was set using FY 2014 data.</p> <p>\$30.2386 average hourly pay of reexamination specialists</p> <p>X</p> <p>19,345 total staff hours for reexaminations (see CE #2 baseline)</p> <p>= \$584,965 total cost for reexaminations</p> | <p>HCV: No HCV cost savings is anticipated in FY 2015 as a result of alternate reexaminations since this activity will be phased in and not fully implemented until FY 2016.</p> <p>PH: The alternate reexamination schedule will apply immediately to the Pilot PH Portfolio. Reduced PH staff time will yield reduced cost to process PH reexaminations.</p> <p>\$30.2386 average hourly pay of reexamination specialists</p> <p>X</p> <p>18,334 total staff hours for reexaminations (see CE#2 benchmark)</p> <p>= \$554,394 total cost for reexaminations</p> | <p>All HCV holders received their last regular reexamination in FY 2015.</p> <p>\$31.13 average hourly pay of reexamination specialists</p> <p>X</p> <p>18,431 total staff hours for reexaminations (see CE#2 benchmark)</p> <p>= \$573,757 total cost for reexaminations</p> | <p>There was an increase in the cost to the agency, due in part to a slight increase in the average hourly pay and also an increased number of vouchers.</p> |

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>This baseline was set using FY 2014 data.</p> <p>Survey of staff revealed that staff spends on average 5 hours processing each reexamination.</p> <p>5 hours X 3,532 HCV reexaminations=17,660 HCV staff hours</p> <p>+</p> <p>5 hours X 337 PH Pilot Portfolio reexaminations =1,685 PH staff hours</p> <p>=19,345 total staff hours for reexaminations</p> | <p>HCV: No savings in HCV staff time is anticipated in FY 2015 as a result of alternate reexaminations since this activity will be phased in and not fully implemented until FY 2016.</p> <p>PH: The alternate reexamination schedule will apply immediately to the Pilot PH Portfolio. Staff anticipate spending 2 hours processing each PH reexamination in FY 2015.</p> <p>5 hours X 3,532 HCV reexaminations = 17,660 HCV staff hours</p> <p>+</p> <p>2 hours X 337 Pilot PH reexaminations = 674 PH staff hours</p> <p>= 18,334 total staff hours dedicated to reexaminations.</p> | <p>5 hours X 3,587 HCV reexaminations = 17,935 HCV staff hours</p> <p>+</p> <p>2 hours X 248 (89 less than FY 2014) Pilot PH reexaminations = 496 PH staff hours</p> <p>= 18,431 total staff hours dedicated to reexaminations.</p> | <p>Savings are anticipated to begin in FY 2016 for the HCV program.</p> <p>The PH program, because of the start up of the Pilot Portfolio, saved 178 hours.</p> <p>However, because the number of vouchers increased, overall, a staff time savings was not realized.</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 were \$43,389,711.</p> <p>FY 2014 Public Housing estimate rental revenue was \$5,248,624.</p> | <p>No change in rental revenue is expected in FY 2015 as a result of Alternate Reexaminations since this activity will be phased in starting FY 2015 for PH and starting in FY 2016 for HCV.</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>FY 2015 HCV actual HAP disbursements are \$42,324,776.*</p> <p>FY 2015 Public Housing actual rental revenue is \$5,467,446.</p> | <p>There has been no change in agency rental revenue in FY 2015 because of the alternate reexaminations activity.</p> |

*Note: The MTW HAP amount includes \$580,561 for an allocation of 100 Mainstream vouchers, and \$596,403 for an allocation of 75 FUP vouchers that were originally awarded in 1994-95. Both allocations were added to the MTW inventory effective January 1, 2015, and these HAP amounts are for the period of January through June 2015.

SS #1: Increase in Household Income

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|--|---|---|--|---|
| Average earned income of households affected by this policy in dollars (increase). | Average earned income of households affected by this policy prior to implementation of the activity (in dollars). | Expected average earned income of households affected by this policy prior to implementation of the activity (in dollars). | Actual average earned income of households affected by this policy prior to implementation (in dollars). | Whether the outcome meets or exceeds the benchmark. |
| | <p>This baseline was set using FY 2014 data.</p> <p>Average earned income of HCV households is \$24,504.</p> <p>Average earned income of PH households is \$24,993.</p> | <p>No change in the average household income is expected in FY 2015 as a result of alternate reexaminations since FY 2015 will mark the beginning of this activity (FY 2015 for the PH Pilot Portfolio and FY 2016 for HCV).</p> <p>Expected average earned income of HCV households is \$24,504.</p> <p>Expected average earned income of PH households is \$24,993.</p> | <p>The average earned income of Public Housing households was \$25,306.</p> <p>The average earned income of HCV households was \$23,768.</p> | <p>A change in earned income was not expected. The average earned income for Public Housing increased; the average earned income for HCV decreased.</p> |

SS #3: Increase in Positive Outcomes in Employment Status

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|---|---|---|--|--|
| Report the following information separately for each category: 1. Employed Full-Time 2. Employed Part-Time 3. Enrolled in an Educational Program 4. Enrolled in Job Training Program 5. Unemployed 6. Other | Head(s) of households in <<category name>> prior to implementation of the activity (number). This number may be zero. | Expected head(s) of households in <<category name>> after implementation of the activity (number). | Actual head(s) of households in <<category name>> after implementation of the activity (number). | Whether the outcome meets or exceeds the benchmark. |
| 1. Employed Full-Time | Full-time employment is not tracked separately from part-time employment. They will be reported together under (6) below. | N/A | N/A | N/A |
| 2. Employed Part-Time | Part-time employment is not tracked separately from full-time employment. They will be reported together under (6) below. | N/A | N/A | N/A |
| 3. Enrolled in an Educational Program | This data was not tracked previously prior to FY 2015 and required the addition of a new data element to the database. The initial baseline is zero. | No change in the number of heads of households enrolled in an educational program is expected in FY 2015 as a result of Alternate Reexaminations since FY 2015 will mark the beginning of this activity (FY 2015 for the PH Pilot Portfolio and FY 2016 for HCV). | 8 household members entered an educational program in FY 2015. | The number was larger than expected because of the quick start-up of the Public Housing Pilot Portfolio. |

| | | | | |
|---------------------------------------|--|---|--|---|
| | | The benchmark is zero. | | |
| 4. Enrolled in Job Training Program | <p>This data was not previously tracked prior to FY 2015 and required the addition of a new data element to the database.</p> <p>The initial baseline is zero.</p> | <p>No change in the number of heads of households enrolled in a training program is expected in FY 2015 as a result of alternate reexaminations since FY 2015 will mark the beginning of this activity (FY 2015 for the PH Pilot Portfolio and FY 2016 for HCV).</p> | <p>3 household members entered an educational program in FY 2015.</p> | <p>The number was larger than expected because of the quick start-up of the PH Pilot Portfolio.</p> |
| 5. Unemployed | <p>In FY 2014, the total number of families with a head of household that was neither elderly nor disabled (i.e. "employable"), and had no earned income is 664.</p> | <p>No change in the number of unemployed heads of households is expected in FY 2015 as a result of alternate reexaminations since FY 2015 will mark the beginning of this activity (FY 2015 for the Public Housing Portfolio and FY 2016 for HCV).</p> <p>The total number of families with a head of household that is neither elderly nor disabled and has no earned income is 664.</p> | <p>At the end of FY 2015, there were 485 families with a head of household that was neither elderly nor disabled and had no earned income.</p> | <p>While no change was expected, the number of unemployed, non-elderly or disabled heads of households has decreased.</p> |
| 6. Other: Employed Part- or Full-Time | <p>The total number of families with a head of household that is neither elderly nor disabled (i.e. "employable"), and has earned income is 1495.</p> | <p>No change in the number of employed heads of households is expected in FY 2015 as a result of Alternate Reexaminations since FY 2015 will mark the beginning of this activity (FY 2015 for</p> | <p>19 heads of household gained employment due to the Public Housing Pilot Portfolio increase in service coordination.</p> | <p>The benchmark was exceeded throughout the HCV and Public Housing programs.</p> |

the Public Housing Portfolio and FY 2016 for HCV).

The total number of families with a head of household that is neither elderly nor disabled and has earned income is 1495.

The total number of households that are neither elderly nor disabled and has an earned income is 1,767.

SS #4: Households Removed from Temporary Assistance for Needy Families (TANF)

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|--|---|---|---|--|
| Number of households receiving TANF assistance (decrease). | Households receiving TANF prior to implementation of the activity (number). | Expected number of households receiving TANF after implementation of the activity (number). | Actual households receiving TANF after implementation of the activity (number). | Whether the outcome meets or exceeds the benchmark. |
| | Total number of PH and HCV households receiving TANF assistance is 181. | No change in the number of households receiving TANF is expected in FY 2015 as a result of Alternate Reexaminations since FY 2015 will mark the beginning of this activity (FY 2015 for the Public Housing Portfolio and FY 2016 for HCV). Total number of PH and HCV households receiving TANF assistance is 181. | At the end of FY 2015, 186 families were receiving TANF. | Families were not expected to be impacted by this activity in FY 2015. There was, however, a small increase in the number of families on TANF. |

SS #8: Households Transitioned to Self-Sufficiency

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|---|---|--|--|--|
| Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for “self-sufficiency” to use for this metric. Each time the PHA uses this metric, the “Outcome” number should also be provided in Section (II) Operating Information in the space provided | Households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero. | Expected households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number). | Actual households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number). | Whether the outcome meets or exceeds the benchmark. |
| For the purposes of collecting this metric only, the FCRHA is defining self-sufficiency as a household that is no longer receiving subsidy (in HCV) or is at 100% AMI (in PH). | The baseline is zero. | No households are expected to transition to self-sufficiency in FY 2015 as a result of Alternate Reexaminations since FY 2015 will mark the beginning of this activity (FY 2015 for the Public Housing Portfolio and FY 2016 for HCV). The benchmark is zero. | Two households transitioned to self-sufficiency. | The number was larger than expected because of the quick start-up of the Public Housing Pilot Portfolio. |

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 affected only one 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. In order to allow families to prepare for any potential changes in rent, families that received notification within three months of their reexaminations were phased out at their second annual reexamination and no new family received the disregard. The FCRHA continued to phase out EID throughout Fiscal Year 2015. By the end of Fiscal Year 2015, all families stopped receiving the EID calculation.

Activity Metrics

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 | The EID calculation has been eliminated. The benchmark is a cost savings of \$3,931. | \$31.13 average hourly staff hours X 130 staff hours = \$4,046.90 savings. | The benchmark was achieved. The difference between the expected and actual cost of this task is due to staff pay. |

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>The EID calculation has been eliminated.</p> <p>The benchmark is a staff time savings of 130 hours.</p> | The estimated time savings in FY 2015 was 130 staff hours. | The benchmark was achieved. |

CE #3: Decrease in Error Rate of Task Execution

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|---|---|--|--|---|
| Average error rate in completing a task as a percentage (decrease). | Average error rate of task prior to implementation of the activity (percentage). | Expected average error rate of task after implementation of the activity (percentage). | Actual average error rate of task after implementation of the activity (percentage). | Whether the outcome meets or exceeds the benchmark. |
| | The average error rate associated with EID calculations was 6 percent in FY 2014. | <p>The EID calculation has been eliminated.</p> <p>There are no errors associated with this task.</p> <p>The benchmark is zero percent error rate.</p> | Since the EID calculation was eliminated, the actual error rate is zero percent. | The benchmark was achieved. |

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 a 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 were \$42,440,227.</p> <p>FY 2015 Public Housing estimated rental revenue is \$6,187,194.</p> | <p>FY 2015 HCV actual HAP disbursements is \$42,324,776.</p> <p>FY 2015 Public Housing actual rental revenue is \$5,467,446.</p> | There has been no change of agency rental revenue in FY 2015 because of the elimination of the EID. |

2014-3 Streamlined Inspections for Housing Choice Voucher Units

Streamlining Housing Choice Voucher inspections provides a two-part connection to the FCRHA's THRIVE initiative – (1) it reduces staff time spent on inspections of units that are historically of high-quality, and (2) it provides an incentive for families to maintain their units via less frequent inspections. This activity is expected to reduce the costs associated with conducting HCV inspections, encourage owners to maintain their units, and incentivize families to employ good housekeeping practices.

The activity 2014-3 Streamlined Inspections for Housing Choice Voucher Units was first approved in the FCRHA's 2014 MTW Plan. HUD regulations currently mandate that housing authorities inspect every HCV unit at least annually to ensure it meets Housing Quality Standards (HQS). While the FCRHA intends to uphold HUD's high standards of decent, safe, and sanitary housing for all HCV families, the FCRHA believes it can maintain these standards more cost-effectively through regular biennial, quality control and special inspections.

In FY 2014, the FCRHA re-evaluated the scope of its activity to streamline inspections for all HCV units in response to inspection staff concerns that units which have repeatedly failed inspections might continue to pose potential hazards to tenants if not reinspected. Rather than allowing all HCV units to transition to biennial inspections after one passed inspection and self-certification by the household and the landlord, the FCRHA will also rely on its inspectors to determine if the unit and both parties are prepared for biennial inspections. Inspectors will take into account whether or not a landlord conducts their own annual inspection, responds to repairs timely and has a good history of working with the tenant to address lease violations. In addition, the inspector will consider the tenant's housekeeping, ability to address housing issues with the landlord and ability to maintain their home in a decent, safe and sanitary condition.

Tenants, owners, or a third-party will continue to have the option to request Special Inspections at any time, and any complaints received by the FCRHA from a tenant, owner or third-party may revert a unit back to an annual inspection cycle. Additionally, all HCV units will be subject to Quality Control Inspections and the FCRHA will specifically focus those inspections on households less likely to report unsafe or unsanitary conditions. Inspection staff will follow HQS protocol including using HUD Form 52580 for all inspections.

While all HCV households received notification in Fiscal Year 2014 of the change in inspection cycle, the FCRHA began actual implementation of streamlined inspections in Fiscal Year 2015. Beginning November 2014, and each month thereafter, qualified units due for inspection are receiving their last annual inspection and will be phased in to the biennial inspection.

Activity Metrics

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. |
| | <p>The baseline was set using FY 2014 data.</p> <p>\$29.56 average hourly pay of HCV inspectors</p> <p>X</p> <p>7,280 total staff hours (see CE #2)=</p> <p>\$215,197 total cost of HCV inspections</p> | <p>No savings in FY 2015 is expected as a result of this activity since all units that qualify will be phased into the biennial inspection process and receive their last annual inspection in FY 2015.</p> <p>The benchmark is \$215,197.</p> | <p>\$30.97 average hourly pay of HCV inspectors X 7,280 total staff hours =</p> <p>\$225,462 total cost of HCV inspections.</p> | <p>Savings are anticipated to begin in FY 2016.</p> |

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>The baseline was set using FY 2014 data.</p> <p>3.5 HCV inspectors</p> <p>X 2080 hours</p> <p>= 7,280 total staff hours</p> | <p>No savings in staff time is expected in FY 2015 as a result of this activity since all units will be phased into the biennial inspection process and receive their last annual inspection in FY 2015.</p> <p>The benchmark is 7,280 total staff hours.</p> | <p>7,280 staff hours were spent conducting inspections in FY 2015.</p> | <p>Savings are anticipated to begin in FY 2016.</p> |

CE #3: Decrease in Error Rate of Task Execution

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|---|---|--|---|--|
| Average error rate in completing a task as a percentage (decrease). | Average error rate of task prior to implementation of the activity (percentage). | Expected average error rate of task after implementation of the activity (percentage). | Actual average error rate of task after implementation of the activity (percentage). | Whether the outcome meets or exceeds the benchmark. |
| | Error rate on inspections must be tracked manually. No data is currently available. | The FCRHA does not expect a decrease in the error rate of HCV inspections as a result of biennial unit inspections. The expected average error rate of HCV inspections is less than 1 percent. | There was not a decrease in error rate in FY 2015. The units have received their last annual inspection in FY 2015. | There has been no change in error rate due in FY 2015. |

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

Along with other cost saving activities planned by the FCRHA, reforming the calculation used to determine the family's share of rent and utilities, by increasing the percent of the family's monthly adjusted income from 30 percent to 35 percent, allowed the FCRHA to assist with offsetting the financial impacts of federal sequestration. This reform, recommended by the THRIVE Advisory Committee, was expected to stabilize the Public Housing and Housing Choice Voucher programs and was projected to be sufficient to close the operating subsidy shortfall in the Public Housing program.

In the Housing Choice Voucher and Public Housing programs, the amount that a participant family pays for rent and utilities (the family share) is based on the highest of: a minimum rent of \$50, 10 percent of the family's monthly gross income, or 30 percent of the family's monthly adjusted income.

The FCRHA proposed to change the way the majority of program participants have their rent calculated which is based on 30 percent of their monthly adjusted income. The FCRHA proposed to:

- Increase the percentage from 30 percent to 35 percent of adjusted income.
- Apply the change to all families in both programs, with the exception of families on fixed incomes (only SSI, SSDI, SS, or pensions, or any combination of those sources) and families in the Housing Choice Voucher Veterans Affairs Supportive Housing (VASH) program. These families will continue to pay the highest of (1) 30 percent of adjusted income, (2) 10 percent of gross income, or (3) the FCRHA's current minimum rent.

The activity 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 was first approved in an amended FY 2014 MTW Plan. The FCRHA notified affected families and landlords of the change late in FY 2014. The FCRHA began phasing in implementation of this activity with reexaminations starting July 1, 2014 and was completely phased in by June 2015.

Activity Metrics

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 were \$43,389,711.</p> <p>FY 2014 Public Housing estimated rental revenue was \$5,248,624.</p> | <p>FY 2015 estimated HAP disbursements equal \$42,440,227.</p> <p>FY 2015 Public Housing estimated rental revenue is \$6,187,194.</p> | <p>FY 2015 HCV actual HAP disbursements is \$42,324,776.</p> <p>FY 2015 Public Housing actual rental revenue is \$5,467,446.</p> | There has been no change of agency rental revenue in FY 2015 due to increasing the family share of rent. |

SS #6: Reducing Per Unit Subsidy Costs for Participating Households

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|---|---|---|---|--|
| Average amount of Section 8 and/or 9 subsidy per household affected by this policy in dollars (decrease). | Average subsidy per household affected by this policy prior to implementation of the activity (in dollars). | Expected average subsidy per household affected by this policy after implementation of the activity (in dollars). | Actual average subsidy per household affected by this policy after implementation of the activity (in dollars). | Whether the outcome meets or exceeds the benchmark. |
| | Average HAP per HCV household affected by an increase in family share to 35% prior to implementing this policy was \$1,118. | Expected average HAP per HCV household affected by an increase in family share to 35 percent is \$1,115. | The average HAP per each HCV household decreased to \$1,096.58. | The benchmark was achieved. The average HAP decreased. |

SS #8: Households Transitioned to Self-Sufficiency

| Unit of Measurement | Baseline | Benchmark | Outcome | Benchmark Achieved? |
|---|---|--|--|---|
| Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for “self-sufficiency” to use for this metric. Each time the PHA used this metric, the “Outcome” number should also be provided in Section (II) Operating Information in the space provided. | Households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero. | Expected households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number). | Actual households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) after implementation of the activity (number). | Whether the outcome meets or exceeds the benchmark. |
| For purposes of collecting this metric only, the FCRHA is defining self-sufficiency as a household that is no longer receiving subsidy (in HCV) or is at 100% AMI (in PH). | The baseline is zero | No households are expected to transition to self-sufficiency in FY 2015 as a result of the policy to increase the family share to 35%. The benchmark is zero. | Two families moved to self-sufficiency in the Public Housing Pilot Portfolio. | No families were expected to move to self-sufficiency due to this activity. However, because of the beginning of an innovative staff structures, two households moved to self-sufficiency. |

Approved MTW Activities: Not Yet Implemented

| Activity | Actions Taken Toward Implementation |
|--|---|
| 2014-5: Institute a New Minimum Rent | This activity was re-proposed in FY 2016. |
| 2014-6: Design and Initiate a Rent Control Study | This activity was re-proposed in FY 2016. |
| 2015-1: Eliminate Flat Rents in the Public Housing Program | This was not implemented in FY 2015 as the FCRHA was waiting for approval from HUD for this activity. Approval was received in August 2015. |

Approved MTW Activities: On Hold

| Activities on Hold | Actions Taken Toward Reactivating the Activity |
|--|--|
| 2014-4 Streamlined Inspections for Public Housing Residents | <p>Similarly to activity <u>2014-3 Streamlined Inspections for Housing Choice Voucher Units</u>, the FCRHA believes that streamlining its Public Housing inspections will both reduce costs for the agency and provide another tool for families to engage in their own self-sufficiency. Rather than treat all units and families the same, the FCRHA will focus its inspection efforts on educating families on Uniform Physical Condition Standards (UPCS), monitoring and inspecting at-risk/problematic units, encouraging families to maintain their units, and providing incentives to families that do so. This activity provides the FCRHA the flexibility to better allocate resources and reward committed families.</p> <p>The activity <u>2014-4 Streamlined Inspections for Public Housing Residents</u> was first approved in the FCRHA's FY 2014 MTW Plan. The FCRHA is currently revising the PH housekeeping streamlined inspection process. This activity is currently on hold.</p> |
| 2014-7: Convert Scattered-Site Public Housing Units to Project-Based Section 8 Assistance | <p>The FCRHA does not have plans to reactivate this activity. The FCRHA applied for program Rental Assistance Demonstration, and will begin converting a portion of its Public Housing stock to long-term Section 8 rental assistance contracts.</p> |
| 2014-8: Allow Implementation of Reduced Payment Standards at Next Annual Reexamination | <p>The FCRHA currently does not have plans to reactivate this activity. Because of financial impact on HCV families due to this activity and increasing the family share of rent to 35 percent, which has been implemented, this activity was put on hold.</p> |

Approved MTW Activities: Closed Out

None.

Sources and Uses of MTW Funds

MTW Single Fund Flexibility

| 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 |
| <p>1) Action 1 – Broaden the scope of exemptions to the 35 percent family share policy. The FCRHA took steps to broaden the scope and this was fully implemented in FY 2015. In its approval of the 35 percent family share policy, the FCRHA authorized an exemption from the policy for all elderly or disabled families on fixed incomes. Fixed income was defined as an income of only Supplemental Security Income (SSI) or Social Security Disability Insurance (SSDI). As the FCRHA conducted its communication with residents, many residents advocated for the expansion of this definition to also include those only on Social Security income or pensions. The FCRHA anticipated that this change would cost an additional \$200,000 in FY 2015. The actual cost was \$267,288, as the Housing Assistance Payment (HAP) increased from \$1,190 to \$1,230.</p> <p>2) Action 2 – Close the funding gap in the Public Housing program in FY 2014. This was completed. A transfer of \$300,000 was made to the Public Housing program to close that gap.</p> <p>3) Action 3 – Increase the HCV Housing Assistance Payment (HAP) reserve from a one week reserve to a two week reserve. The HAP reserve was increased to two weeks for a cost of \$2,068,915.</p> <p>4) Action 4 – Establish Bridging Affordability as the Gateway to the THRIVE Housing Continuum. The FCRHA created the Gateway and developed the MTW activity that is fully described in the FY 2016 MTW Plan. The FCRHA issued 180 Housing Choice Vouchers to new families in FY 2015. An additional 95 vouchers were made available -- ten to existing Bridging Affordability families and the remaining to new families from the waiting list. This change cost \$476,685, lower than anticipated due to a lower HAP average as well as having 78 percent of these families leased during the second half of the fiscal year.</p> <p>5) Action 5 – Fill a PROGRESS Center position to work with the Public Housing Pilot Portfolio. The PROGRESS Center position is to continue into FY 2016.</p> <p>6) Action 6 – Budget for Yardi program enhancements. The FCRHA is still working on this and the action is to be carried over into FY 2016. Fairfax County is negotiating a contract with Yardi.</p> |

Local Asset Management Plan

| B. MTW Report: Local Asset Management Plan | | | |
|--|----------------------------------|----------------------|---------------------------------|
| Has the PHA allocated costs within statute during the plan year? | <input type="text" value="Yes"/> | <input type="text"/> | |
| Has the PHA implemented a local asset management plan (LAMP)? | <input type="text"/> | or | <input type="text" value="No"/> |
| <p>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.</p> | | | |
| Has the PHA provided a LAMP in the appendix? | <input type="text"/> | or | <input type="text" value="No"/> |
| Not Applicable | | | |

Commitment of Unspent Funds

| C. MTW Report: Commitment of Unspent Funds | | | |
|--|---|-----------------|-----------------|
| <p>In the table below, provide planned commitments or obligations of unspent MTW funds at the end of the PHA's fiscal year.</p> | | | |
| Account | Planned Expenditure | Obligated Funds | Committed Funds |
| Other MTW Expense | Software enhancement to accommodate MTW metrics and reports | \$100,000 | \$100,000 |
| N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A |
| N/A | N/A | N/A | N/A |
| Total Obligated or Committed Funds: | | 100000 | 100000 |
| <p>In the body of the Report, PHAs shall provide, in as much detail as possible, an explanation of plans for future uses of unspent funds, including what funds have been obligated or committed to specific projects.</p> | | | |
| <p>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.</p> | | | |

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 and its MTW Block Grant (both expected to be implemented by FY 2016).

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.