

Board Matters

December 14, 2023

Recent Actions of the Consolidated Community Funding Advisory Committee (CCFAC)

Commissioner Cushing shared that on December 12, 2023, the CCFAC met and approved the One-Year Contingency Plan which included the changes recommended by the Fairfax County Redevelopment and Housing Authority (FCRHA) Working Advisory Group.

2023 Conrad Egan Excellence Awards Presentation

Vice Chair Lardner thanked the Department of Housing and Community Development (HCD) staff for their expedient assistance and support during the 2023 Conrad Egan Excellence Awards presentation.

Chairman Stanton apologized for being absent during the 2023 Conrad Egan Excellence Awards presentation and thanked Vice Chair Lardner and Commissioner Cushing for filling in during her absence.

Motion to Amend the Approved the FCRHA 2024 Meeting Schedule

Chairman Stanton reminded the Commissioners that during its October 19, 2023 meeting, the FCRHA adopted a meeting schedule for Calendar Year 2024. She explained that in order to accommodate the timing needs of the Franconia affordable housing development project, and avoid a special meeting, it is necessary to move the date of the FCRHA's January 2024 meeting from January 18, 2024 to the January 25, 2024.

Chairman Stanton made a motion that the FCRHA amend its Calendar Year 2024 Meeting Schedule to reflect a regular meeting date of January 25, 2024, with all other meeting dates to remain the same as previously adopted. The motion passed unanimously.

Housing Opportunity Through Modernization Act of 2016

Tom Fleetwood, Director, HCD, informed the Commissioners that in February, the U.S. Department of Housing and Urban Development (HUD) published a final rule on the Housing Opportunity Through Modernization Act of 2016, otherwise known as HOTMA. The final rule focuses on two sections of HOTMA (Sections 102 and 104) which make significant changes to the Housing Choice Voucher (HCV) program. Initial changes under HOTMA will impact income calculations and reviews for HCV applicants and participants. Under the final rule, public housing agencies (PHAs) must approve updates to the HCV Administrative Plan reflecting the new HOTMA requirements.

It is anticipated that the implementation of HOTMA changes will occur in 2024 for the FCRHA. Starting in January 2024, staff will be bringing forward several chapters of the HCV Administrative Plan to update as required by HOTMA. Most of the changes that will be brought before the FCRHA in these chapters are required under HOTMA and are not discretionary policies. Commissioners with any clarifying questions should reach out to HCD staff.

Groundbreaking Ceremony for Dominion Square

Director Fleetwood announced that the Dominion Square transaction recently closed – an accomplishment which was a total team effort. Dominion Square (subsequently renamed The Exchange at Spring Hill Station), located in the Hunter Mill District, will provide 516 units of affordable housing, and a brand-new Fairfax County community center within approximately one-quarter mile of the Spring Hill Metro Station. The groundbreaking ceremony will be held on Tuesday, December 19, 2023. Arrivals and networking will begin at 9:30 a.m., with remarks to follow beginning at 10:00 am.

2024 FCRHA Housing Symposium

Director Fleetwood announced that the FCRHA will once again be hosting the annual Housing Symposium in partnership with the George Mason University (GMU) Costello College of Business, and asked the Commissioners to hold March 6, 2024, for this year's event. The symposium will be held in the Harris Theater, located on the Fairfax Campus of GMU. The event will include a session highlighting the critical work and impact of the FCRHA and individuals will share their stories on the importance of affordable housing. More specific details to come soon.

FCRHA Annual Reports

Director Fleetwood stated that on December 12, 2023, the Fiscal Year 2023 FCRHA Annual Report was released. This year's report has a more modernized appearance. The report is located online at the FCRHA.org website. Staff will not be printing advance copies of the report unless requested, as it is intended to be online and interactive. There are videos and stories of several FCRHA residents and HCD staff, which highlight the impactful work of the FCRHA. The report will also be shared through the FCRHA's social media page.

A copy of the FCRHA Fiscal Year 2023 Key Outcomes Report was provided to the Commissioners during the meeting. This report is a high-level summary of some of the work of the FCRHA over the past fiscal year. It includes information on rental assistance and rental housing as well as homeownership and related programs.

Update on HUD Mobility Grant

Director Fleetwood reminded the Commissioners that in the summer 2023, staff applied for funding from HUD for a housing mobility-related grant to promote housing mobility

among HCV households. The funding was highly competitive with 46 PHAs having submitted applications, including the FCRHA. Only seven PHAs were awarded. Unfortunately, the FCRHA was not selected for an award. However, staff will be requesting a debrief from HUD and keeping an eye out for future opportunities.

Project-Based Voucher Waitlists

Director Fleetwood informed the Commissioners of an upcoming opportunity for households to be added to three project-based voucher waitlists from January 8, 2024 through January 14, 2024. The waitlists include One University, two-bedroom RAD units at multiple sites across the county, and units at Audubon Apartments.

FCRHA Survey Results

During the summer 2023, HCD staff sent out a survey to all households residing in homes owned by the FCRHA. The intent of the survey was to gain constructive feedback from households to better understand the successes and challenges with the properties owned by the FCRHA. The survey was sent to all RAD and FCRP multifamily households (approximately 3,153 households). Responses were received from over 200 households across all properties (approximately a 7% response rate). Overall, the preliminary results were positive. Most respondents indicated they were satisfied with their home's interior physical condition and with their community's common area. There were some concerns expressed regarding maintenance, which was anticipated given the challenges with hiring and retaining maintenance staff, and ongoing supply chain issues for parts and materials.

Some individuals also provided written comments and there was an option for respondents to indicate whether they would like staff to contact them as a follow-up. Staff will be following up individually with residents who have indicated they would like to speak to someone regarding a particular issue. Staff will also be working with HCD's property management companies to address issues that were brought forward.

HCD staff are compiling the results of the survey. It is anticipated that an Information Item will be presented at the January 25, 2024 FCRHA meeting sharing those results.