

FCRHA Wait Lists and Preferences

November 22, 2008

FCRHA Retreat

HUD Requirements

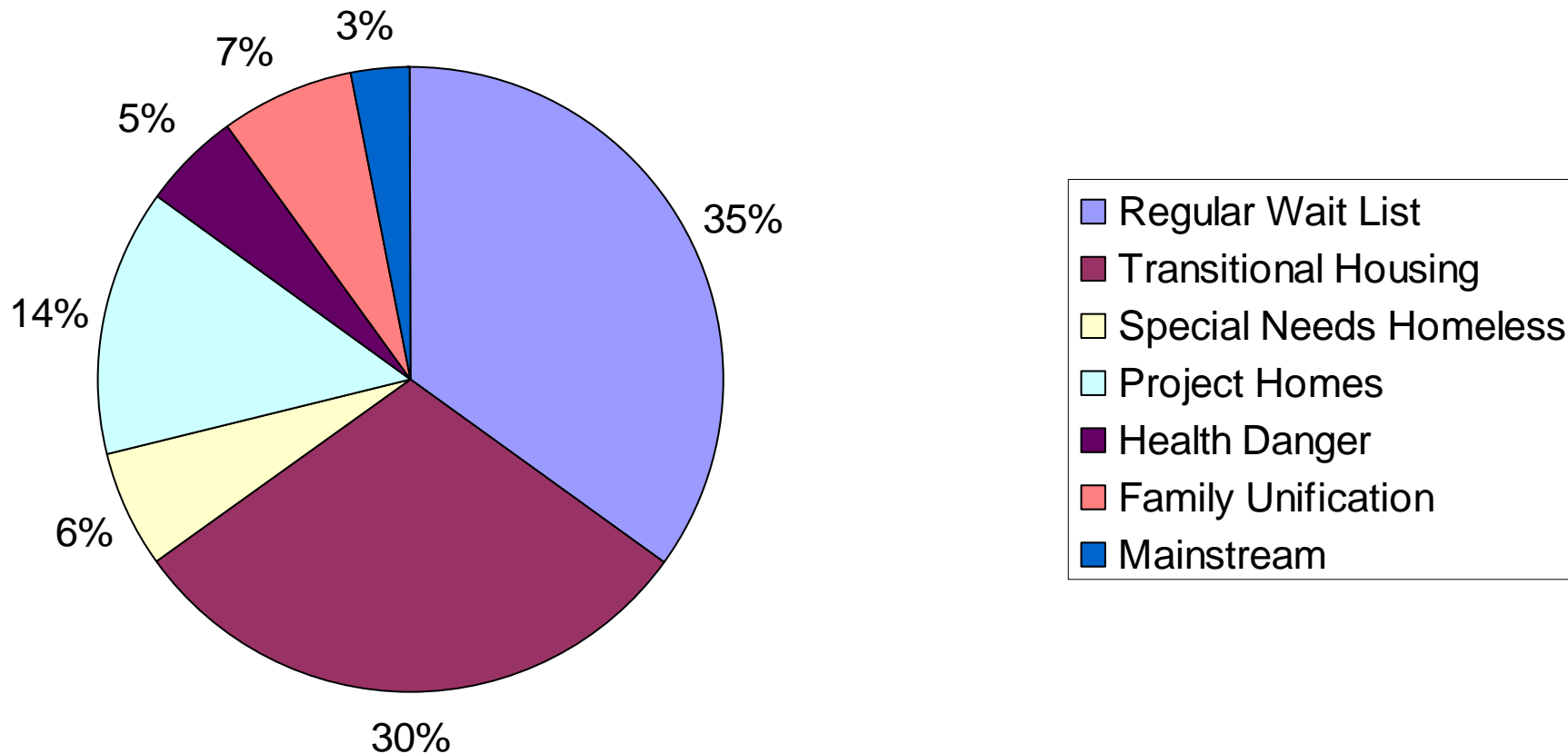
- Each Public Housing Agency (PHA) may set its waiting list preferences based on local need (established in Consolidated Plan)
- The waiting list should have only enough applications to be processed within 12-24 month period
- The PHA must de-concentrate poverty for federal programs
- The PHA may income target higher income households after meeting 75% of admissions for HCV and 40% for PH at 30% AMI

Current Housing Choice Voucher Preferences

- Homeless as identified by local community based shelters and organizations
 - Transitional Housing Referrals by DFS
 - Project Homes
 - CSB Special Needs Homeless
 - Family Unification vouchers
 - Mainstream vouchers
 - Health Danger (must be verified)
- Working Preference/Elderly/Disabled)
- Residency Preference
- Rent Burden Preference – households earning more than 50% AMI must be paying more than 30% of income on rent and utilities

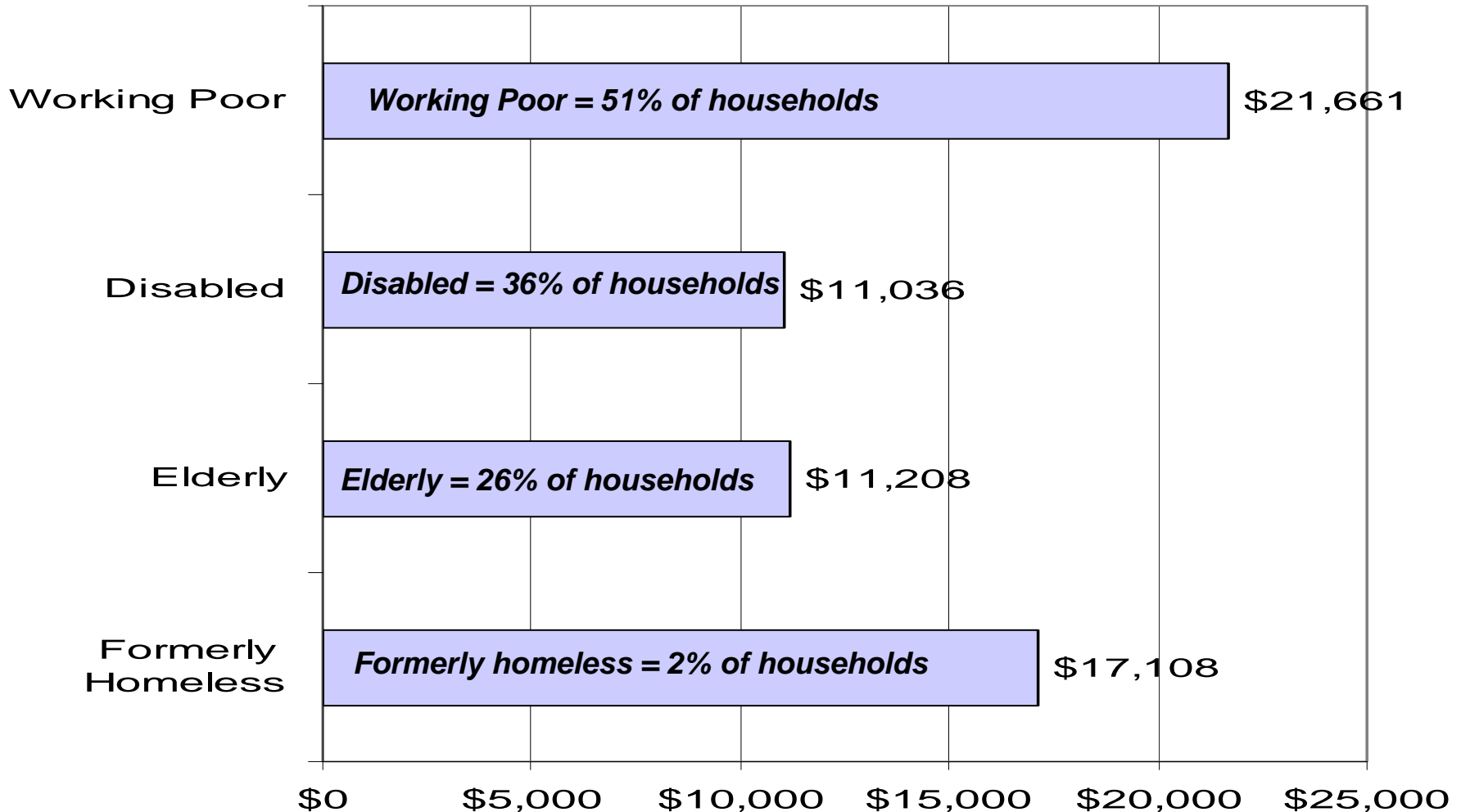
Housing Choice Voucher Wait List Preferences

Special Preferences Shown are the Maximum Allowable in the Admin Plan



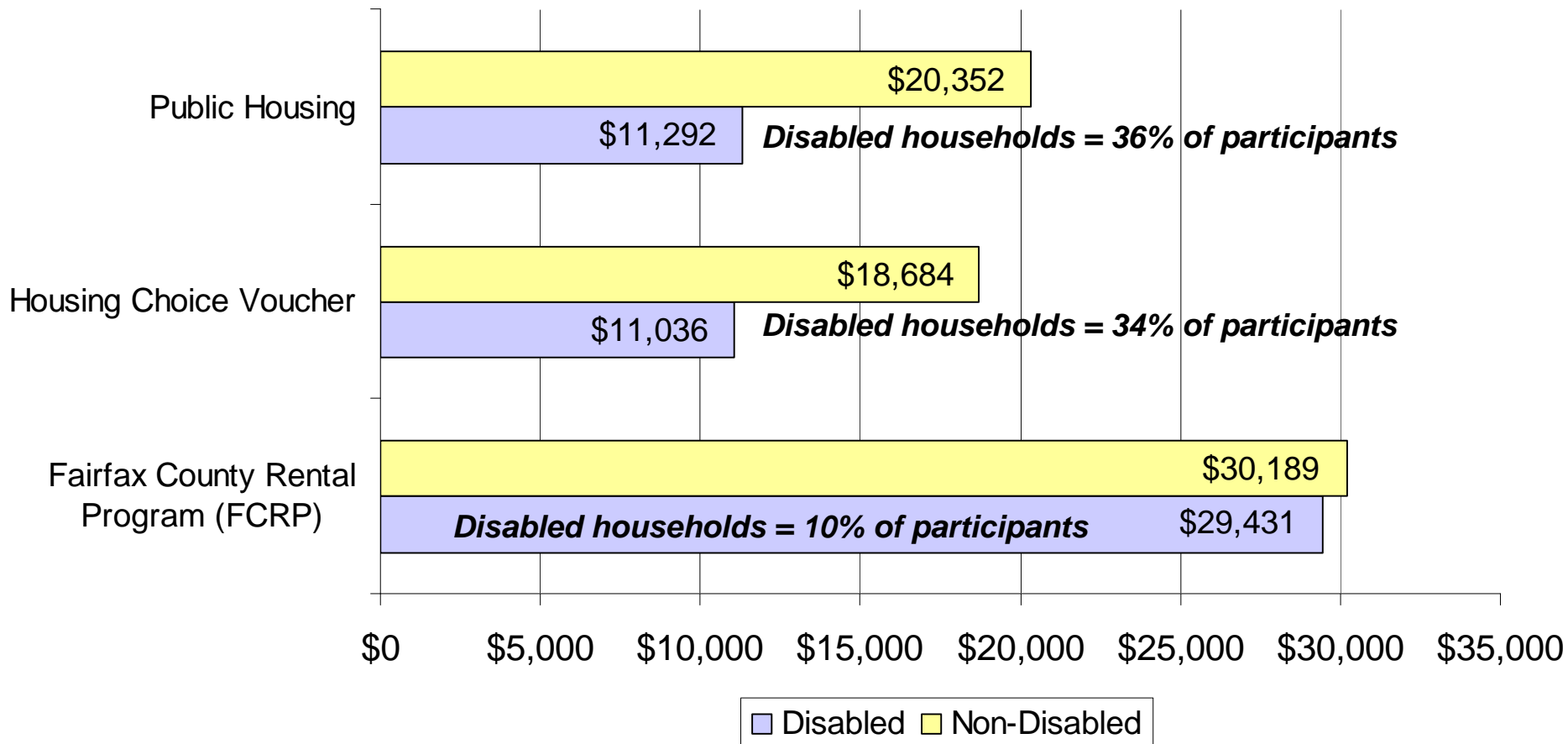
Regular Wait List percentage is for Priority Group One applicants who meet the Residency and Work preferences established.

Median Income of HCV Households by Preference Group



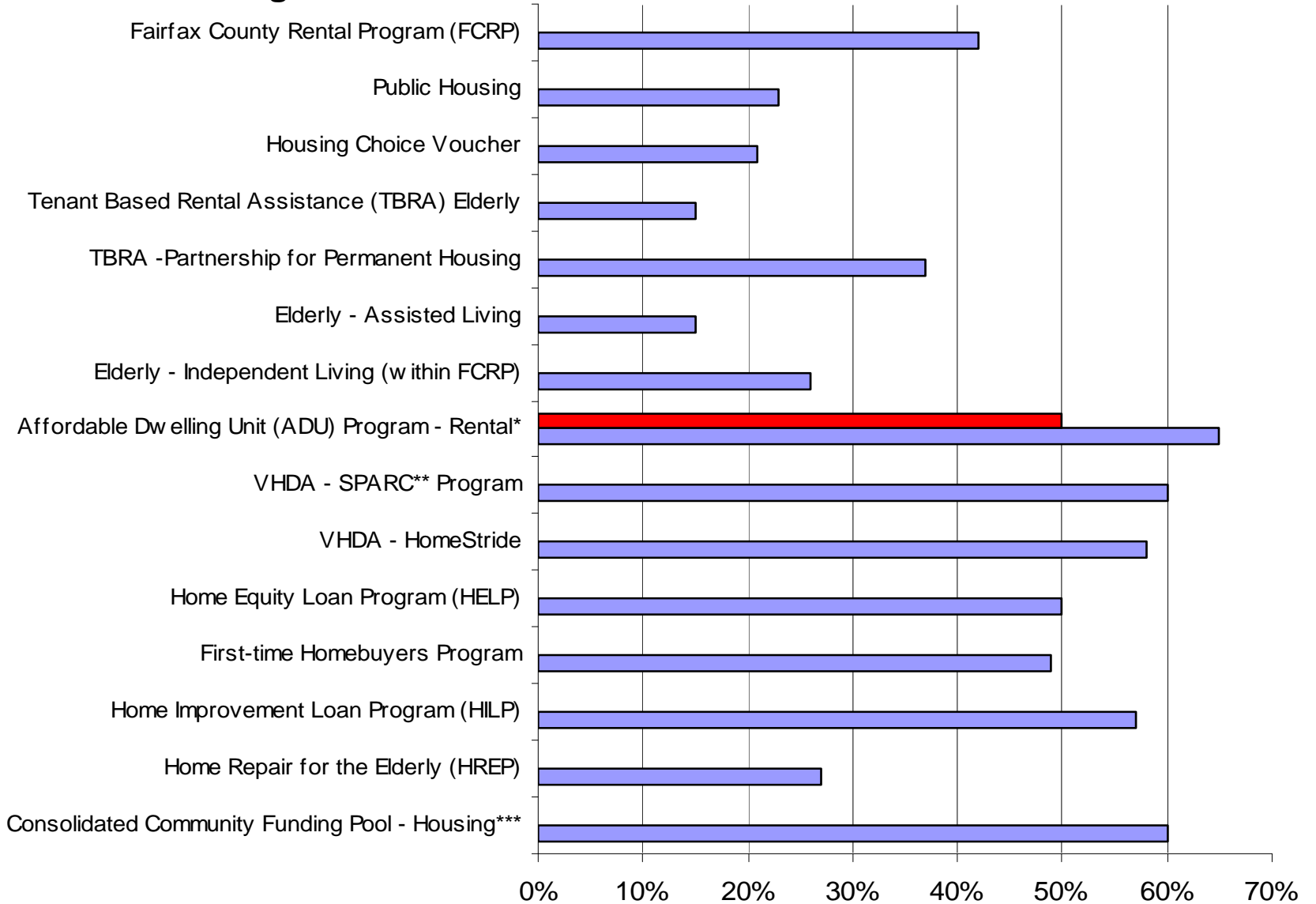
Note: Median income is as of August, 2008 in order to compare same households against previously reported data. Median income for all households is \$14,952. Percentages of participant households total more than 100% because preferences are not mutually exclusive. Working poor percentage and income do not include any elderly, disabled, or formerly homeless.

Median Income of Program Participants by Disability Status



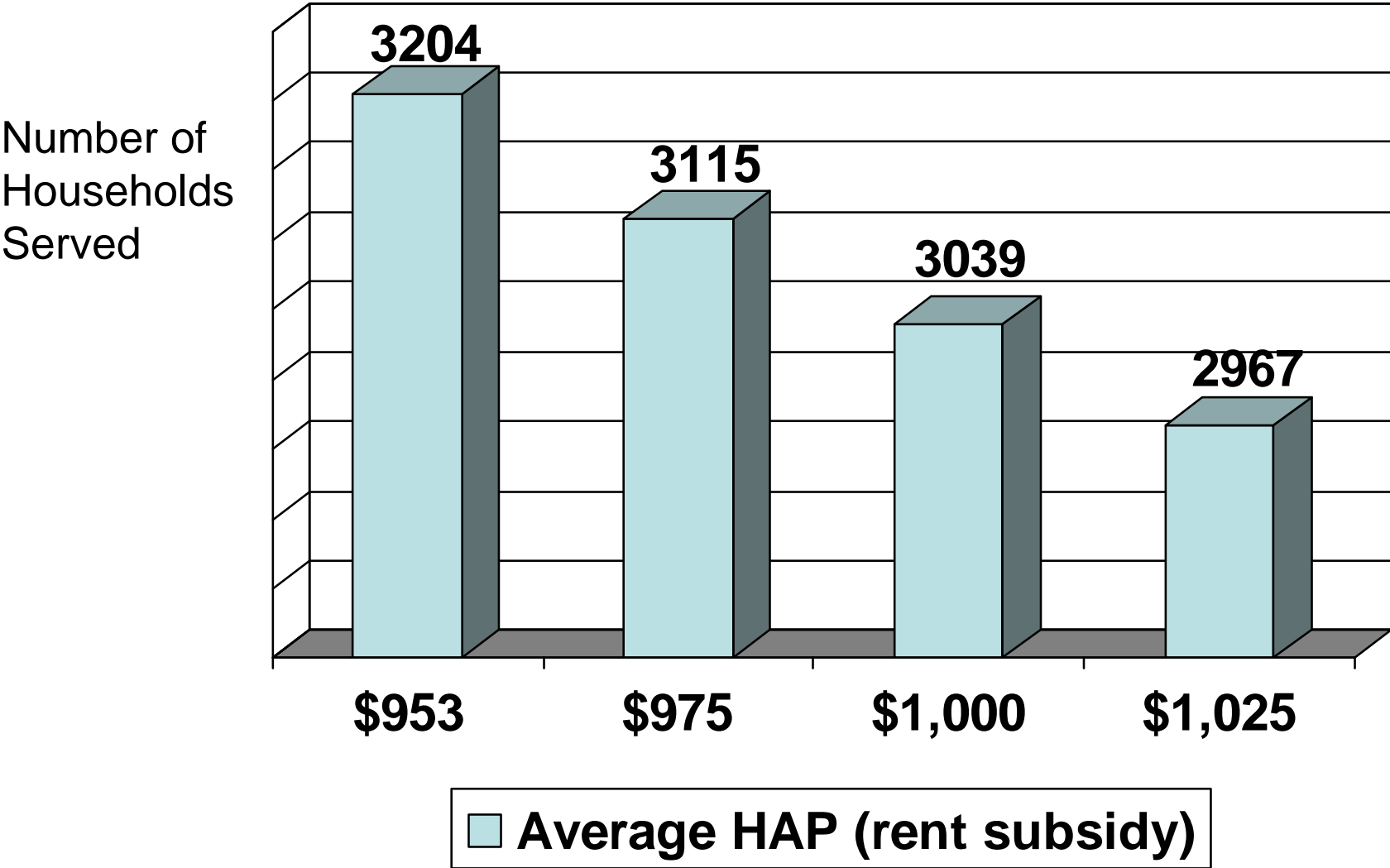
Fairfax County Affordable Housing Programs

Average Income Served as % of Area Median Income



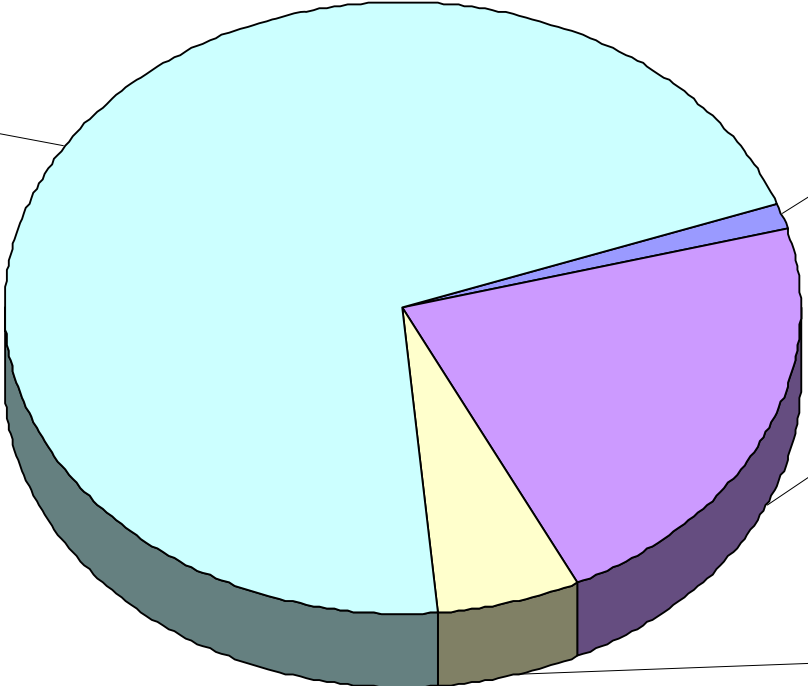
*Rental ADU program has two income limits.

Impact of Housing Assistance Payment (HAP) on Vouchers Available



2007 Public Housing Operating Revenue Distribution by Revenue Type

**Rental
Income**
\$4,523,082
71%

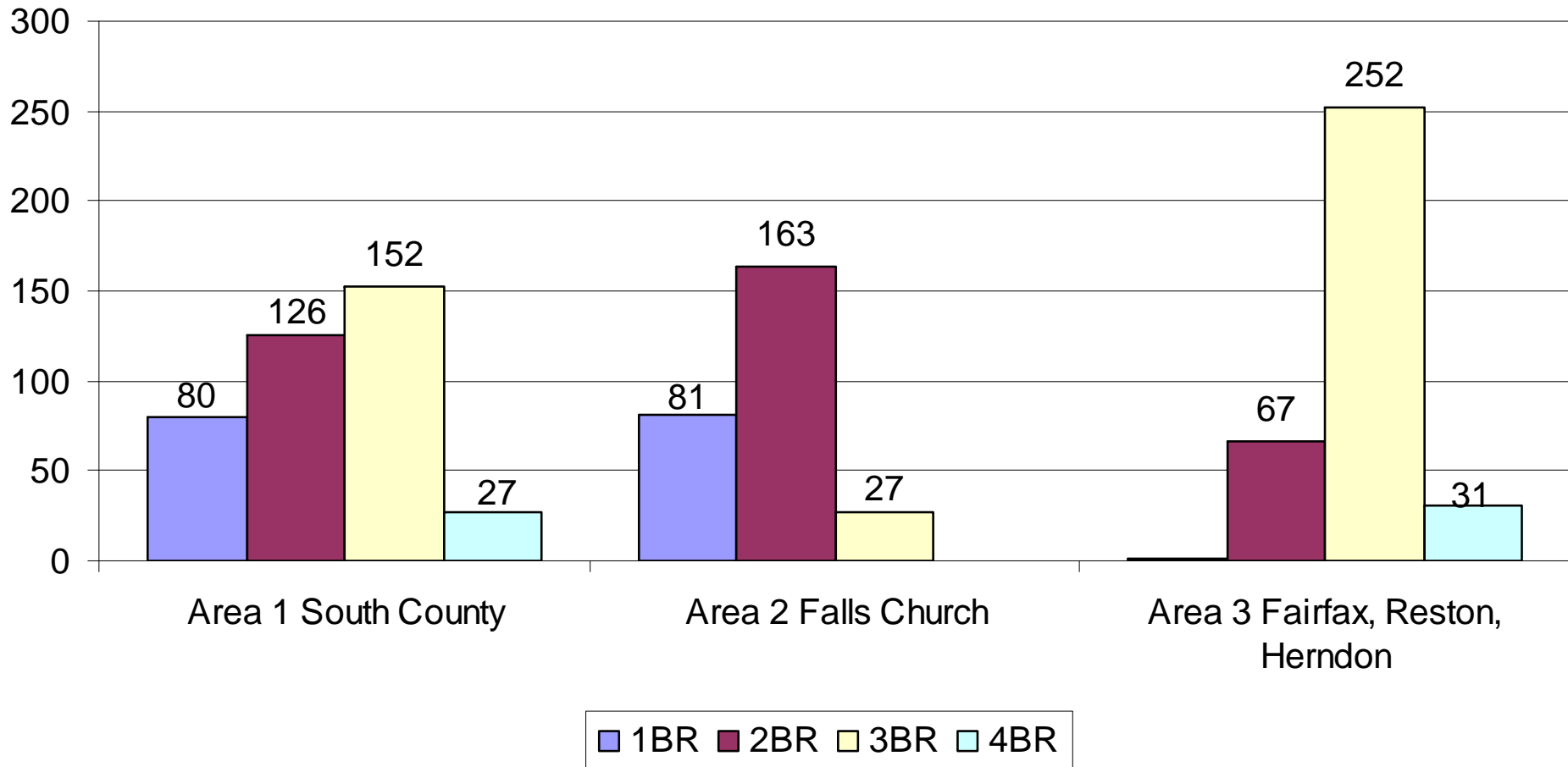


Core Subsidy
\$92,299
1%

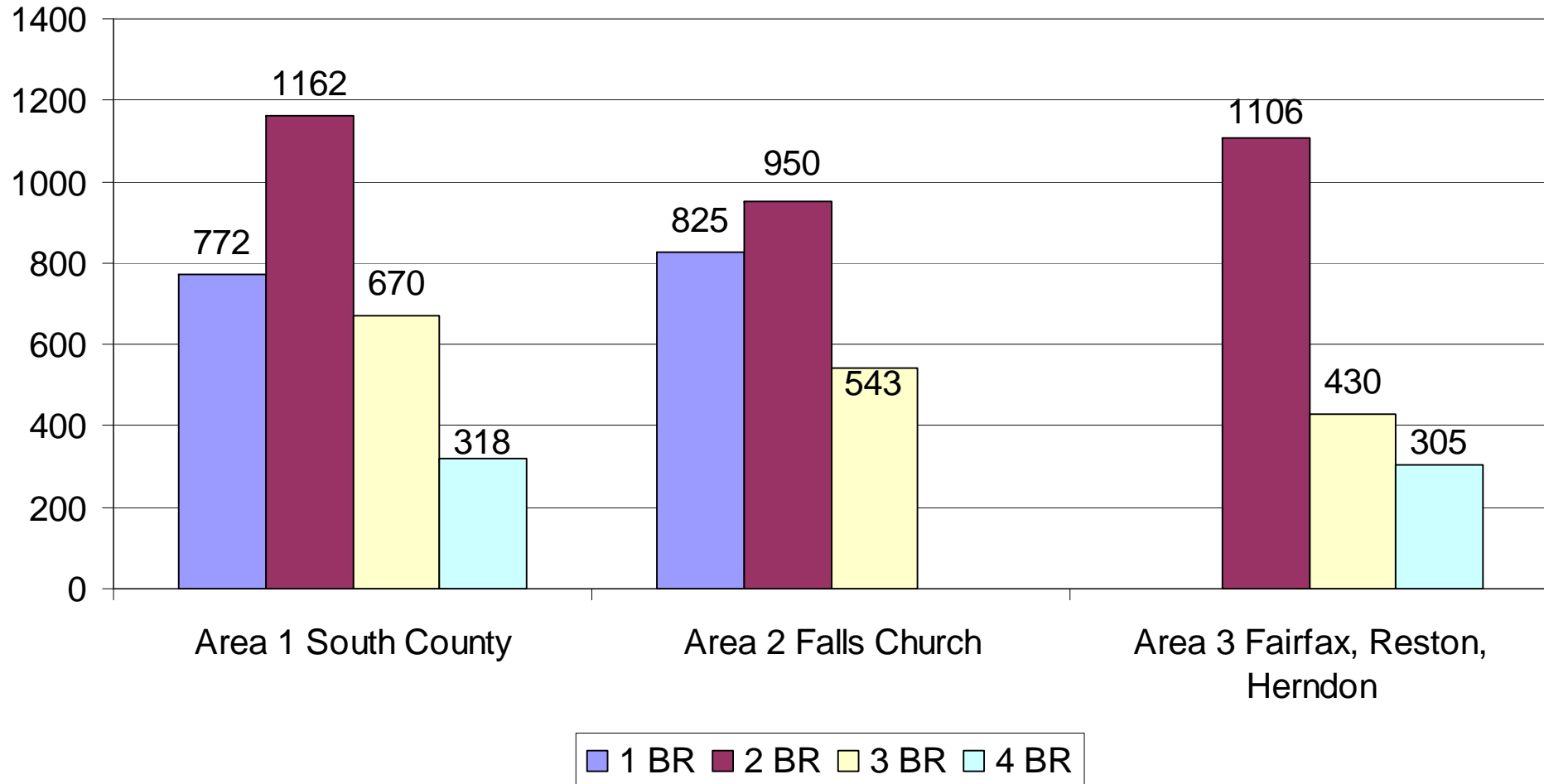
Utility Funding
\$1,404,130
22%

Subsidy Add-ons
\$366,409
6%

Public Housing Unit Inventory



Public Housing Wait List Demand Priority Group 1 Only



Properties with Average Incomes above HUD Acceptable Range – Requiring Lower-Income Residents

Hunter Mill District

- Copper Mill
- Monroe Chase
- Shadowood Condos
- West Glade

Lee District

- Greenwood II

Mount Vernon District

- West Ford I
- West Ford II

Providence District

- Barkley Square
- Virginia Station

Springfield District

- Townes at Woodland Glen
- Water's Edge

Sully District

- Townes at Walney Oaks

Properties with Average Incomes within HUD Acceptable Range

Braddock District

- Heritage Woods I
- Heritage Woods North
- Robinson Square

Hunter Mill District

- Reston Towne Center

Lee District

- The Park
- Springfield Green
- Tavenner Lane

Providence District

- Briarcliff II
- Kingsley Park

Mason District

- Rosedale Manor

Sully District

- Barros Circle
- Colchester Towne

Mount Vernon District

- Newington Station
- Sheffield Village
- West Ford III

Springfield District

- Ragan Oaks

Properties with Average Incomes below HUD Acceptable Range –
Requiring Higher-Income Residents

Braddock District

- Heritage Woods South

Lee District

- The Atrium

Mason District

- Greenwood
- Villages at Falls Church

Mount Vernon District

- Belleview
- Old Mill Gardens

Affordable Housing Partnership Program: Average Subsidies Needed* in Preservation Projects By Percentage of Area Median Income (AMI)

Income Level	Per Unit Subsidy
Up to 50% AMI	\$60,000
60 to 80 % AMI	\$30,000 - \$50,000
90 to 120% AMI	\$10,000 - \$20,000

*Estimated subsidy for preservation projects developed in June 2007.