

Fund 81050

FCRHA Private Financing

Focus

Fund 81050, FCRHA Private Financing, was established to budget and report costs for capital projects which are supported in full or in part by funds borrowed by the Fairfax County Redevelopment and Housing Authority (FCRHA) through the FCRHA sale of notes or bonds, or through equity financing received through the sale of federal low-income housing tax credits. Housing development and improvement projects may be financed with funds borrowed from private lenders, the Virginia Housing Development Authority (VHDA) bonds, or federal government sources. At times, the FCRHA has invested in short-term notes of the County to provide an interim source of financing until permanent financing from one of these sources can be secured. Fund 81050, FCRHA Private Financing, permits the accounting for the receipt of proceeds from the lender and disbursements made by the FCRHA so that the total cost of a project can be maintained in the County's financial system and can be reflected on the FCRHA balance sheet. In FY 2018, Fund 81030, FCRHA Revolving Development was consolidated into Fund 81050, FCRHA Private Financing. Fund 81050 will continue to provide advances for projects for which federal, state, or other private financing is later available. This includes the initial project costs, such as development support for new site investigations for proposed projects, architectural and engineering plans, studies and fees prior to permanent financing plans for repayment to this fund.

FY 2020 Funding Adjustments

The following funding adjustments from the FY 2019 Adopted Budget Plan are necessary to support the FY 2020 program. Included are all adjustments recommended by the County Executive that were approved by the Board of Supervisors, as well as any additional Board of Supervisors' actions, as approved in the adoption of the Budget on May 7, 2019.

- ◆ FY 2020 funding remains at the same level as the FY 2019 Adopted Budget Plan.

Changes to FY 2019 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2019 Revised Budget Plan since passage of the FY 2019 Adopted Budget Plan. Included are all adjustments made as part of the FY 2018 Carryover Review, FY 2019 Third Quarter Review, and all other approved changes through April 30, 2019.

- ◆ **Carryover Adjustments** **\$2,963,371**
As part of the FY 2018 Carryover Review, the Board of Supervisors approved funding of \$2,963,371 due to the appropriation of \$81,557 in increased revenue and the carryover of unexpended project balances of \$1,915,505, as well as an increase of \$966,309 in unexpended project balances transferred from Fund 81030, FCRHA Revolving Development. Fund 81030, was consolidated into Fund 81050 to combine project financing functions and more effectively utilize resources.

A Fund Statement and a Summary of Capital Projects are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project).

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FUND STATEMENT

Fund 81050, FCRHA Private Financing¹

	FY 2018 Actual	FY 2019 Adopted Budget Plan	FY 2019 Revised Budget Plan	FY 2020 Advertised Budget Plan	FY 2020 Adopted Budget Plan
Beginning Balance	\$5,950,430	\$8,243,604	\$11,198,100	\$8,265,535	\$8,265,535
Revenue:					
Investment Income ²	\$63,193	\$30,806	\$30,806	\$52,653	\$52,653
Reimbursement from Project Costs	22,225	0	0	0	0
Total Revenue	\$85,418	\$30,806	\$30,806	\$52,653	\$52,653
Total Available	\$6,035,848	\$8,274,410	\$11,228,906	\$8,318,188	\$8,318,188
Expenditures:					
Capital Projects ³	\$6,285	\$0	\$2,963,371	\$0	\$0
Total Expenditures	\$6,285	\$0	\$2,963,371	\$0	\$0
Total Disbursements	\$6,285	\$0	\$2,963,371	\$0	\$0
Ending Balance	\$6,029,563	\$8,274,410	\$8,265,535	\$8,318,188	\$8,318,188

¹ Fund 81030, FCRHA Revolving Development, was consolidated into Fund 81050, FCRHA Private Financing. All assets, liabilities and equity associated with Fund 81030 were moved to Fund 81050. FY 2019 Revised Budget Plan Beginning Balance includes a balance of \$5,168,537 transferred from Fund 81030.

² FY 2019 investment income is based on estimated investment income for the fund as well as interest previously earned in Fund 81030, FCRHA Revolving Development.

³ Capital projects are budgeted based on total estimated project costs. Most projects span multiple years and funding for capital projects is carried forward each fiscal year. Ending balances fluctuate reflecting the carryover of these funds, as well as changes in investment income and repayment of advances.

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FY 2020 Summary of Capital Projects

Fund 81050, FCRHA Private Financing

Project	Total Project Estimate	FY 2018 Actual Expenditures	FY 2019 Revised Budget	FY 2020 Advertised Budget Plan	FY 2020 Adopted Budget Plan
Revolving Development Program (2H38-214-000)	\$966,308	\$0.00	\$966,308.50	\$0	\$0
Undesignated Projects (2H38-127-000)		6,285.04	1,997,062.51	0	0
Total	\$966,308	\$6,285.04	\$2,963,371.01	\$0	\$0