

Fund 340

Housing Assistance Program

Focus

The Housing Assistance Program has been a source of funds for the development of low- and moderate-income housing and support of public improvement projects in low- and moderate-income neighborhoods. In recent fiscal years, the primary use of the Fund is to support the Commercial Revitalization Program, including staff resources, marketing, consultant services and capital projects. The Fund also supports the Blight Abatement Program. In addition, proceeds from the U.S. Department of Housing and Urban Development (HUD) Section 108 Loan provide for public improvement projects in five of the County's Conservation Areas: Bailey's, Fairhaven, Gum Springs, James Lee, and Jefferson Manor.

In FY 2007, a General Fund Transfer provides \$935,000 for Commercial Revitalization activities to address current program needs for staffing and other efforts associated with countywide revitalization projects.

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2007 Advertised Budget Plan, as approved by the Board of Supervisors on May 1, 2006:

- ◆ The Board of Supervisors made no adjustments to this fund.

Changes to FY 2006 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2006 Revised Budget Plan since passage of the FY 2006 Adopted Budget Plan. Included are all adjustments made as part of the FY 2005 Carryover Review and all other approved changes through December 31, 2005:

- ◆ **Carryover Adjustments** **\$14,473,344**
As part of the FY 2005 Carryover Review, the Board of Supervisors approved an expenditure increase of \$14,473,344 due to the carryover of unexpended project balances. FY 2006 revenues increased \$12,083,395 for anticipated proceeds from the U.S. Department of Housing and Urban Development (HUD) reimbursements for Section 108 projects and grant projects, and from the 1988 Bond Referendum for Commercial and Redevelopment Areas bonds.

The following funding adjustments reflect all approved changes to the FY 2006 Revised Budget Plan from January 1, 2006 through April 24, 2006. Included are all adjustments made as part of the FY 2006 Third Quarter Review:

- ◆ The Board of Supervisors made no adjustments to this fund.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the capital projects funded in FY 2007 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). The Project Detail Tables include project location, description and source of funding and completion schedules.

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FUND STATEMENT

Fund Type H34, Capital Project Funds

Fund 340, Housing Assistance Program

| | FY 2005 Actual | FY 2006 Adopted Budget Plan | FY 2006 Revised Budget Plan | FY 2007 Advertised Budget Plan | FY 2007 Adopted Budget Plan |
|-----------------------------------|--------------------|-----------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|
| Beginning Balance | \$530,665 | \$3,661 | \$2,393,611 | \$3,662 | \$3,662 |
| Revenue: | | | | | |
| Bond Proceeds ¹ | \$13,168 | \$0 | \$4,486,833 | \$0 | \$0 |
| Grant Proceeds | 324,917 | 0 | 596,562 | 0 | 0 |
| Section 108 Proceeds | 0 | 0 | 7,000,000 | 0 | 0 |
| Total Revenue | \$338,085 | \$0 | \$12,083,395 | \$0 | \$0 |
| Transfer In: | | | | | |
| General Fund (001) | \$2,935,000 | \$935,000 | \$935,000 | \$935,000 | \$935,000 |
| Total Transfer In | \$2,935,000 | \$935,000 | \$935,000 | \$935,000 | \$935,000 |
| Total Available | \$3,803,750 | \$938,661 | \$15,412,006 | \$938,662 | \$938,662 |
| Expenditures: | | | | | |
| Capital Projects | \$1,410,139 | \$935,000 | \$15,408,344 | \$935,000 | \$935,000 |
| Total Expenditures | \$1,410,139 | \$935,000 | \$15,408,344 | \$935,000 | \$935,000 |
| Total Disbursements | \$1,410,139 | \$935,000 | \$15,408,344 | \$935,000 | \$935,000 |
| Ending Balance² | \$2,393,611 | \$3,661 | \$3,662 | \$3,662 | \$3,662 |

¹ It should be noted that in the Fall of 1988 a Commercial and Development Bond Referendum was approved, of which \$9.7 million was designated for the redevelopment of the Woodley-Nightingale mobile home park. An amount of \$6.4 million remains authorized but unissued for this project.

² Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

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FY 2007 Summary of Capital Projects

Fund: 340 Housing Assistance Program

| Project # | Description | Total Project Estimate | FY 2005 Actual Expenditures | FY 2006 Revised Budget | FY 2007 Advertised Budget Plan | FY 2007 Adopted Budget Plan |
|--------------|--------------------------------------|------------------------|-----------------------------|------------------------|--------------------------------|-----------------------------|
| 003817 | Bailey's Community Center | \$119,965 | \$1,412.50 | (\$1,412.50) | \$0 | \$0 |
| 003844 | Emergency Housing | 578,449 | 0.00 | 128,584.80 | 0 | 0 |
| 003846 | Bailey's Road Improvements | 1,395,410 | 391.74 | 854,688.25 | 0 | 0 |
| 003848 | Fairhaven Public Improvements | 1,864,692 | 290,836.49 | 1,151,590.49 | 0 | 0 |
| 003875 | Island Walk Cooperative | 49,997 | 0.00 | 0.00 | 0 | 0 |
| 003884 | Chatham Towne | 62,350 | 0.00 | 62,350.00 | 0 | 0 |
| 003905 | Gum Springs Public Improvements | 2,232,527 | 3,997.39 | 414,796.07 | 0 | 0 |
| 003907 | James Lee Community Center | 665,509 | 0.00 | 26,221.20 | 0 | 0 |
| 003910 | James Lee Road Improvements | 352,092 | 626.30 | 48,646.21 | 0 | 0 |
| 003978 | Lincolnia Elementary School | 7,777,651 | 0.00 | 34,584.00 | 0 | 0 |
| 013808 | Herndon Harbor House Phase I | 25,180 | 0.00 | 0.00 | 0 | 0 |
| 013817 | McLean Hills | 22,666 | 0.00 | 22,666.00 | 0 | 0 |
| 013846 | Murraygate Village | 1,038,750 | 0.00 | 0.00 | 0 | 0 |
| 013905 | Creighton Square/Lockheed Blvd. | 53,365 | 0.00 | 0.00 | 0 | 0 |
| 013912 | Stevenson Street | 64,863 | 0.00 | 0.00 | 0 | 0 |
| 013914 | Cedar Ridge | 13,250 | 0.00 | 0.00 | 0 | 0 |
| 013918 | Jefferson Manor Public Imp. | 6,927,115 | 77,510.89 | 3,215,841.66 | 0 | 0 |
| 013944 | Gum Springs Community Center | 9,785 | 0.00 | 0.00 | 0 | 0 |
| 013948 | Little River Glen Phase II | 9,384 | 0.00 | 0.00 | 0 | 0 |
| 013963 | Section 108 Loan Issuance Costs | | 0.00 | 93,000.00 | 0 | 0 |
| 013966 | Telegraph Road Property | 36,908 | 0.00 | 0.00 | 0 | 0 |
| 013969 | Castellani Meadows | 9,875 | 0.00 | 0.00 | 0 | 0 |
| 014010 | Commercial Revitalization | | 164,068.22 | 780,544.67 | 190,000 | 190,000 |
| 014020 | Stonegate Village Phase II | 13,379 | 0.00 | 0.00 | 0 | 0 |
| 014045 | McLean Revitalization | 100,000 | 0.00 | 0.00 | 0 | 0 |
| 014047 | Lake Anne Reston | 50,000 | 0.00 | 0.00 | 0 | 0 |
| 014048 | Revitalization Spot Blight Abatement | | 147.40 | 408,901.34 | 0 | 0 |
| 014050 | Herndon Senior Center | 55,876 | 10,229.50 | 0.00 | 0 | 0 |
| 014100 | Commerce Street Redevelopment | 3,333,000 | 4,990.00 | 3,270,417.70 | 0 | 0 |
| 014101 | Kings Crossing Redevelopment | 575,000 | 885.00 | 547,021.13 | 0 | 0 |
| 014102 | Gallows Road Streetscape | 200,000 | 3,139.43 | 196,860.57 | 0 | 0 |
| 014103 | Richmond Hwy. Facade Improvements | 295,000 | 723.98 | 180,654.02 | 0 | 0 |
| 014104 | Revitalization Program Costs | | 728,971.97 | 761,028.03 | 745,000 | 745,000 |
| 014115 | Sacramento Community Center | 712,000 | 0.00 | 711,118.36 | 0 | 0 |
| 014116 | Partnership Programs | | 0.00 | 100,000.00 | 0 | 0 |
| 014117 | Richmond Highway Corridor | 100,000 | 0.00 | 74,705.00 | 0 | 0 |
| 014122 | Allen Street | 75,000 | 75,000.00 | 0.00 | 0 | 0 |
| 014125 | David R. Pinn Community Center | 97,417 | 0.00 | 0.00 | 0 | 0 |
| 014141 | Mason District Park - EDI | 89,802 | 0.00 | 3,111.67 | 0 | 0 |
| 014156 | Merrifield Town Center Urban Park | 2,000,000 | 0.00 | 2,000,000.00 | 0 | 0 |
| 014157 | Annandale Façade Imp. Program | 100,000 | 25,370.00 | 24,270.00 | 0 | 0 |
| 014158 | Annandale Marketing | 40,000 | 0.00 | 40,000.00 | 0 | 0 |
| 014159 | Baileys 7 Corners Streetscape Imp. | 150,000 | 451.84 | 14,958.75 | 0 | 0 |
| 014160 | Baileys SE Quad. Town Ctr. Comm. | 75,000 | 0.00 | 75,000.00 | 0 | 0 |
| 014161 | Revitalization Field Services | | 21,386.84 | 168,196.59 | 0 | 0 |
| VA1940 | Reston Towne Center | 615,000 | 0.00 | 0.00 | 0 | 0 |
| Total | | \$31,986,257 | \$1,410,139.49 | \$15,408,344.01 | \$935,000 | \$935,000 |

Fund 340 Housing Assistance Program

| | |
|---|--|
| 014010 | Commercial Revitalization Studies Program |
| Countywide | Countywide |
| <p>Description and Justification: This project provides FY 2007 funding of \$190,000 for the continuation of activities initiated in FY 2001, including contracted and/or part-time staffing that provides support as the Department of Housing and Community Development transitions from a primary emphasis on development projects to revitalization activities, marketing materials for countywide revitalization activities, consultant services and training.</p> <p>Funding prior to FY 2001 provided for commercial revitalization and blight abatement efforts to address program needs in conformance with area Comprehensive Plans for seven Revitalization areas: Bailey's Crossroads/Seven Corners, Annandale, Richmond Highway, Lake Anne, Merrifield, Springfield and McLean.</p> | |

| | Total Project Estimate | Prior Expenditures | FY 2005 Expenditures | FY 2006 Revised Budget Plan | FY 2007 Advertised Budget Plan | FY 2007 Adopted Budget Plan | Future Years |
|------------------------|------------------------------|-----------------------|-------------------------|-----------------------------------|--------------------------------------|-----------------------------------|-----------------|
| Land Acquisition | | \$4,278 | \$0 | \$157,799 | \$0 | \$0 | \$0 |
| Design and Engineering | | 697,274 | 0 | 0 | 0 | 0 | 0 |
| Construction | | 795 | 0 | 0 | 0 | 0 | 0 |
| Other | | 395,040 | 164,068 | 622,746 | 190,000 | 190,000 | 0 |
| Total | Continuing | \$1,097,387 | \$164,068 | \$780,545 | \$190,000 | \$190,000 | \$0 |

| Source of Funding | | | | |
|-------------------|-----------------------------|-------------------------------|-------|------------------|
| General Fund | General Obligation Bonds | Transfers from Other Funds | Other | Total Funding |
| \$190,000 | \$0 | \$0 | \$0 | \$190,000 |

Fund 340 Housing Assistance Program

| | |
|---|-------------------------------------|
| 014104 | Revitalization Program Costs |
| Countywide | Countywide |
| <p>Description and Justification: In FY 2007, funding of \$745,000 is provided for staff and administrative costs associated with the continuation of previously approved revitalization projects, and 3/3.0 SYE Merit Regular positions responsible for marketing and business activities associated with revitalization activities. The projects include Commerce Street Redevelopment, a public/private effort to revitalize the Commerce Street area between Old Keene Mill Road and I-95 in Central Springfield; Kings Crossing Development, a public/private project to redevelop the Penn Daw area between the intersection of North Kings Highway and Richmond Highway; Springfield Town Center, a public/private redevelopment project in Central Springfield including an Arts Center, parking, a marketplace, and housing; Annandale Town Center, a public/private development of residential properties; Bailey's Entrepreneurship Center, a location in Bailey's Crossroads area where multi-ethnic merchants from the area can display their goods and merchandise; Merrifield Streetscape, improvements to Gallows Road between Dunn Loring Metro and Route 29; and Mount Vernon Market Place, a location in the Mount Vernon area where merchants from the area can display their goods and merchandise.</p> <p>Staff costs in Fund 940, FCRHA General Operating, will also be reimbursed from this project and will be realized in Fund 940 as revenue. These positions have been responsible for housing development efforts producing financing fee income. However, the Department of Housing and Community Development is transitioning from a sole emphasis on housing development to broaden the scope of activity to include revitalization and redevelopment activities.</p> <p>The 3/3.0 SYE Merit Regular positions are included on the organization chart in the Agency 38, Housing and Community Development General Fund, and are reimbursed from Fund 340 for revitalization related activities. These positions participate in public/private business partnerships, area marketing, real estate marketing, organizational development, graphics and grant activities.</p> | |

| | Total Project Estimate | Prior Expenditures | FY 2005 Expenditures | FY 2006 Revised Budget Plan | FY 2007 Advertised Budget Plan | FY 2007 Adopted Budget Plan | Future Years |
|------------------------|------------------------|--------------------|----------------------|-----------------------------|--------------------------------|-----------------------------|--------------|
| Land Acquisition | | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Design and Engineering | | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | | 2,583,529 | 728,972 | 761,028 | 745,000 | 745,000 | 0 |
| Total | Continuing | \$2,583,529 | \$728,972 | \$761,028 | \$745,000 | \$745,000 | \$0 |

| Source of Funding | | | | |
|-------------------|--------------------------|----------------------------|-------|---------------|
| General Fund | General Obligation Bonds | Transfers from Other Funds | Other | Total Funding |
| \$745,000 | \$0 | \$0 | \$0 | \$745,000 |