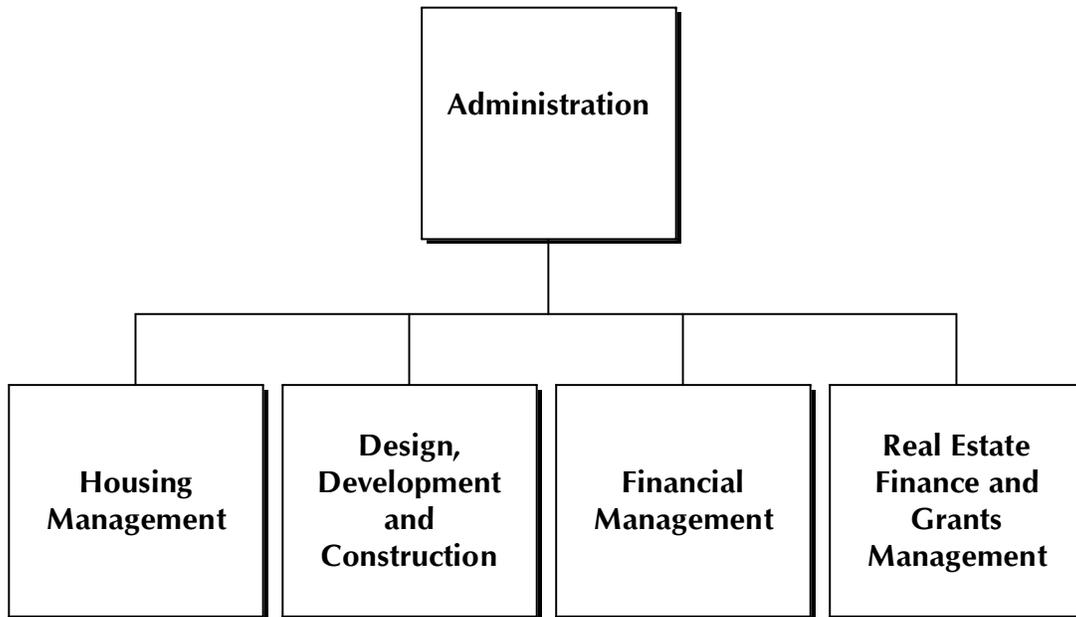


# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating



### Mission

To preserve and increase opportunities for affordable housing in Fairfax County based on need, community priorities and the policy of the Board of Supervisors and the Fairfax County Redevelopment and Housing Authority (FCHRA). Driven by community vision, to lead efforts to revitalize older areas of Fairfax County, to spur private reinvestment, maximize existing infrastructure and public investment, reverse negative perceptions and create employment opportunities.

### Focus

This fund includes all FCRHA revenues generated by financing fees earned from the issuance of bonds, monitoring and service fees charged to developers, management fees, investment income, project reimbursements, consultant fees and ground rents on land leased to developers. Revenue supports operating expenses for the administration of the private activity bonds, Home Improvement Loan Program (HILP) staff, and other administrative costs, which crosscut many or all of the housing programs.

In FY 2007, revenue projections for Fund 940, FCRHA General Operating, are \$2,258,801, a decrease of \$379,456, or 14 percent from the FY 2006 Adopted Budget Plan amount. The revenue decrease is primarily attributable to a projected decline in developer fee income. Expenditures are \$3,084,956, an increase of \$150,368, or 5 percent over the FY 2006 Adopted Budget Plan due primarily to salary adjustments to support the County's compensation program. The net difference between revenues and expenditures will be funded from fund balance.

Staff costs in the FCRHA Home Improvement Loan Program are supported by revenues from that program. Staff costs associated with FCRHA real estate development and financing activities are supported by the financing and development fees generated by these activities. The Department of Housing and Community Development (HCD) has been expanding the scope of activities associated with revitalization and redevelopment activities. The activities are reimbursed from Fund 340, Housing Assistance Program, which will cover anticipated expenditures associated with staff and administrative costs.

The FCRHA will continue to make tax-exempt financing available and earn related financing fees. The financing will be used for the agency's own development as well as for the construction or preservation of

# Fund 940

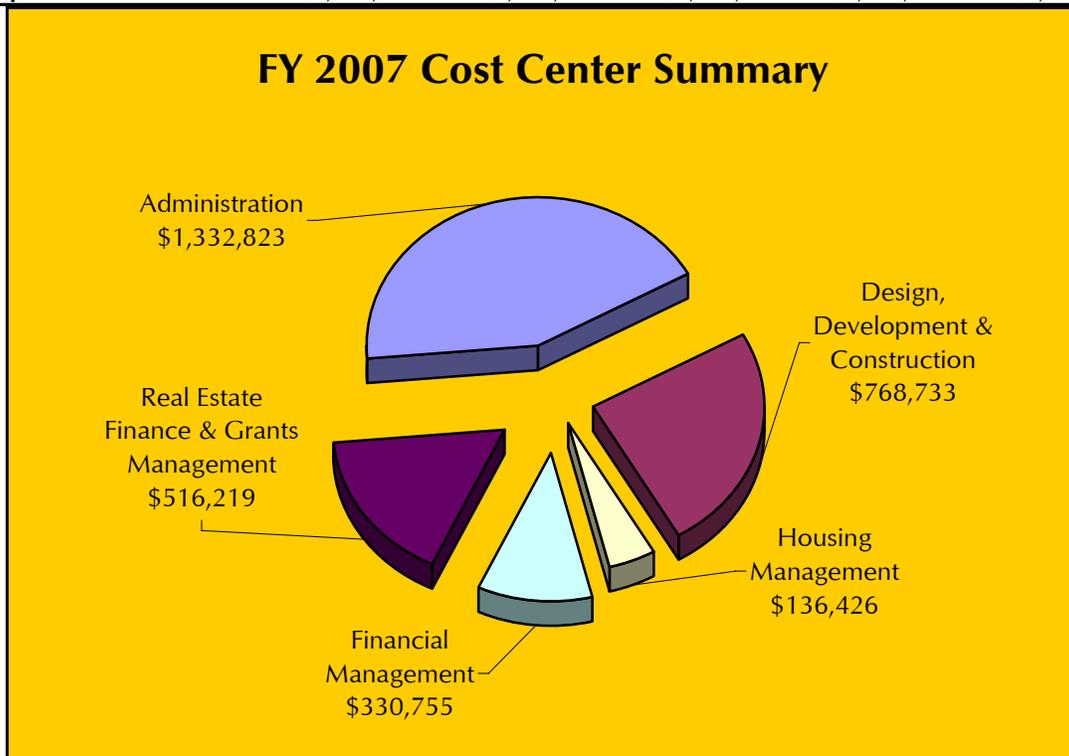
## Fairfax County Redevelopment and Housing Authority General Operating

qualified multi-family housing owned by other developers. However, because many types of projects must compete for an allocation of tax-exempt bond authority from the limited pool of such authority available in the Commonwealth of Virginia, the number of FCRHA tax-exempt bond issues in any year is limited and will vary significantly from year to year. Under this financing mechanism, a percentage of the units in a housing development must meet lower income occupancy requirements. Since 1986, there have been two alternate standards for meeting these requirements. Either 20 percent of the units must be occupied by households with incomes at 50 percent or less of the Washington D.C./Baltimore Metropolitan Statistical Area (MSA) median income (adjusted for household size), or 40 percent of the units must be occupied by households with 60 percent or less of the MSA median income.

The FCRHA will also utilize its financing capabilities to support revitalization activities in the designated Revitalization Districts in the County. In addition to work on new developments and revitalization, the FCRHA will continue to monitor existing tax-exempt financed multi-family housing projects to assure continuing developer compliance with program guidelines.

### Budget and Staff Resources

<b>Agency Summary</b>					
Category	FY 2005 Actual	FY 2006 Adopted Budget Plan	FY 2006 Revised Budget Plan	FY 2007 Advertised Budget Plan	FY 2007 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	30/ 30	30/ 30	30/ 30	30/ 30	30/ 30
Expenditures:					
Personnel Services	\$1,883,226	\$2,085,777	\$2,085,777	\$2,236,145	\$2,236,145
Operating Expenses	787,462	848,811	855,163	848,811	848,811
<b>Total Expenditures</b>	<b>\$2,670,688</b>	<b>\$2,934,588</b>	<b>\$2,940,940</b>	<b>\$3,084,956</b>	<b>\$3,084,956</b>



# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

<b>Position Summary</b>		
<u><b>ADMINISTRATION</b></u> 1 Information Officer III 1 Information Officer II 2 Administrative Assistants IV 1 H/C Developer V  <u><b>FINANCIAL MANAGEMENT</b></u> 1 Fiscal Administrator 2 Accountants III 1 Accountant II 1 Administrative Assistant IV 1 Administrative Assistant III 1 Administrative Assistant II	<u><b>DESIGN, DEVELOPMENT AND CONSTRUCTION</b></u> 3 Housing Community Developers V 1 Housing/Community Developer IV 3 Housing/Community Developers III 2 Housing/Community Developers II  <u><b>HOUSING MANAGEMENT</b></u> 1 Housing Services Specialist IV 1 Housing Services Specialist III 1 Housing Services Specialist II 1 Administrative Assistant II	<u><b>REAL ESTATE FINANCE AND GRANTS MANAGEMENT</b></u> 1 Housing/Community Developer IV 2 Housing/Community Developers II 1 Management Analyst III 1 Administrative Assistant III
<b>TOTAL POSITIONS</b>		
<b>30 Positions / 30.0 Staff Years</b>		

### FY 2007 Funding Adjustments

The following funding adjustments from the FY 2006 Revised Budget Plan are necessary to support the FY 2007 program:

- ◆ **Employee Compensation**
**\$150,368**
- An increase of \$150,368 in Personnel Services associated with salary adjustments to support the County's compensation program.
- ◆ **Operating Expenses**
**(\$6,352)**
- A decrease of \$6,352 in Operating Expenses is due to encumbered carryover.

### 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**
**\$6,352**
- As part of the FY 2005 Carryover Review, \$6,352 was added due to encumbered carryover primarily for repair and maintenance contractual payments, as well as utilities.

*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.

# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

### FUND STATEMENT

Fund Type H94, FCRHA General Revenue	Fund 940, FCRHA General Operating				
	FY 2005 Actual	FY 2006 Adopted Budget Plan	FY 2006 Revised Budget Plan	FY 2007 Advertised Budget Plan	FY 2007 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$7,718,018</b>	<b>\$7,517,158</b>	<b>\$8,960,854</b>	<b>\$8,362,296</b>	<b>\$8,658,171</b>
Revenue:					
Investment Income	\$92,130	\$131,298	\$131,298	\$89,074	\$89,074
Monitoring/Developing Fees	1,917,005	778,882	778,882	466,566	466,566
Rental Income	70,716	63,912	63,912	63,912	63,912
Program Income	1,271,811	1,240,866	1,240,866	1,243,687	1,243,687
Other Income	561,862	423,299	423,299	395,562	395,562
<b>Total Revenue</b>	<b>\$3,913,524</b>	<b>\$2,638,257</b>	<b>\$2,638,257</b>	<b>\$2,258,801</b>	<b>\$2,258,801</b>
<b>Total Available</b>	<b>\$11,631,542</b>	<b>\$10,155,415</b>	<b>\$11,599,111</b>	<b>\$10,621,097</b>	<b>\$10,916,972</b>
Expenditures:					
Personnel Services <sup>1</sup>	\$1,883,226	\$2,085,777	\$2,085,777	\$2,236,145	\$2,236,145
Operating Expenses	787,462	848,811	855,163	848,811	848,811
<b>Total Expenditures</b>	<b>\$2,670,688</b>	<b>\$2,934,588</b>	<b>\$2,940,940</b>	<b>\$3,084,956</b>	<b>\$3,084,956</b>
<b>Total Disbursements</b>	<b>\$2,670,688</b>	<b>\$2,934,588</b>	<b>\$2,940,940</b>	<b>\$3,084,956</b>	<b>\$3,084,956</b>
<b>Ending Balance<sup>1,2</sup></b>	<b>\$8,960,854</b>	<b>\$7,220,827</b>	<b>\$8,658,171</b>	<b>\$7,536,141</b>	<b>\$7,832,016</b>
Debt Service Reserve on					
One University Plaza	\$278,106	\$278,106	\$278,106	\$278,106	\$278,106
Cash with Fiscal Agent <sup>3</sup>	4,409,603	4,926,236	4,926,236	5,011,666	5,011,666
<b>Unreserved Ending Balance<sup>1,4</sup></b>	<b>\$4,273,145</b>	<b>\$2,016,485</b>	<b>\$3,453,829</b>	<b>\$2,246,369</b>	<b>\$2,542,244</b>

<sup>1</sup> The FY 2007 Ending Balance decreases due to increased expenditures associated with the County's Pay for Performance System.

<sup>2</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been made which increased the FY 2005 ending balance by \$295,875. A commensurate impact was reflected in the balance carried forward to FY 2006. In particular, revenues increased \$295,000 and Operating Expenses decreased \$875. These adjustments were included in the FY 2005 Comprehensive Annual Financial Report (CAFR). Details of the FY 2005 audit adjustments were included in the FY 2006 Third Quarter Package.

<sup>3</sup> The FY 2006 Budget Plan increased to reflect actual balance held with fiscal agent escrow accounts.

<sup>4</sup> It is anticipated that a portion of the reduction in fund balance in FY 2007 will be restored in FY 2008 with the collection of a developer fee of \$950,000 for Little River Glen III. Current estimates for completion of Phase I of this project is the summer or fall of 2007. Based on the uncertainty of completion, the developers fee was not included in FY 2007 revenue estimates.