

# 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 2008, 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 2008 Advertised Budget Plan, as approved by the Board of Supervisors on April 30, 2007:*

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

### Changes to FY 2007 Adopted Budget Plan

*The following funding adjustments reflect all approved changes in the FY 2007 Revised Budget Plan since passage of the FY 2007 Adopted Budget Plan. Included are all adjustments made as part of the FY 2006 Carryover Review and all other approved changes through December 31, 2006:*

- ◆ **Carryover Adjustments** **\$11,455,064**  
As part of the FY 2006 Carryover Review, the Board of Supervisors approved an expenditure increase of \$11,455,064 due to the carryover of unexpended project balances. FY 2007 revenues increased \$10,079,330 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 2007 Revised Budget Plan from January 1, 2007 through April 23, 2007. Included are all adjustments made as part of the FY 2007 Third Quarter Review:*

- ◆ **Economic Development Initiative (EDI) Grant Funding** **\$636,755**  
Subsequent to the FY 2007 Third Quarter Review, an expenditure increase of \$636,755 was necessary to appropriate additional EDI grant funding for the Annandale Community Cultural Center, Richmond Highway Town Center, Magnet Housing, and Lorton Arts Center projects.
- ◆ **Huntington Flood Insurance Program** **\$350,000**  
As part of the FY 2007 Third Quarter Review, the Board of Supervisors approved a one-time expenditure increase of \$350,000, with a commensurate increase in the General Fund transfer, to support the reimbursement of flood insurance premiums for qualified residential properties in the Huntington community for a period of one year.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the capital projects funded in FY 2008 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 2006 Actual	FY 2007 Adopted Budget Plan	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	FY 2008 Adopted Budget Plan
<b>Beginning Balance</b>	\$2,393,611	\$3,662	(\$620,604)	\$3,662	\$3,662
Revenue:					
Miscellaneous Revenues	\$22,808	\$0	\$0	\$0	\$0
Bond Proceeds <sup>1</sup>	0	0	4,486,833	0	0
Grant Proceeds	4,065	0	1,229,252	0	0
Section 108 Proceeds	0	0	7,000,000	0	0
<b>Total Revenue</b>	\$26,873	\$0	\$12,716,085	\$0	\$0
Transfer In:					
General Fund (001)	\$935,000	\$935,000	\$1,285,000	\$935,000	\$935,000
<b>Total Transfer In</b>	\$935,000	\$935,000	\$1,285,000	\$935,000	\$935,000
<b>Total Available</b>	<b>\$3,355,484</b>	<b>\$938,662</b>	<b>\$13,380,481</b>	<b>\$938,662</b>	<b>\$938,662</b>
Expenditures:					
Capital Projects	\$3,976,088	\$935,000	\$13,376,819	\$935,000	\$935,000
<b>Total Expenditures</b>	\$3,976,088	\$935,000	\$13,376,819	\$935,000	\$935,000
<b>Total Disbursements</b>	<b>\$3,976,088</b>	<b>\$935,000</b>	<b>\$13,376,819</b>	<b>\$935,000</b>	<b>\$935,000</b>
<b>Ending Balance<sup>2,3</sup></b>	<b>(\$620,604)</b>	<b>\$3,662</b>	<b>\$3,662</b>	<b>\$3,662</b>	<b>\$3,662</b>

<sup>1</sup> 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 \$4.4 million remains authorized but unissued for this project, of which \$2.5 million has been designated for Project 014100, Commerce Street Redevelopment.

<sup>2</sup> In order to account for revenues and expenditures in the proper fiscal year, an audit adjustment in the amount of \$2,000,000 has been reflected as a decrease to FY 2006 revenues due to a deferral of the bond sale. This results in a negative FY 2006 Ending Balance and impacts the amount carried forward resulting in a net increase of \$2,000,000 to the *FY 2007 Revised Budget Plan*. The audit adjustment has been included in the FY 2006 Comprehensive Annual Financial Report (CAFR). Details of the FY 2006 audit adjustments were included in the FY 2007 Third Quarter Package.

<sup>3</sup> 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 2008 Summary of Capital Projects

**Fund: 340 Housing Assistance Program**

Project #	Description	Total Project Estimate	FY 2006 Actual Expenditures	FY 2007 Revised Budget	FY 2008 Advertised Budget Plan	FY 2008 Adopted Budget Plan
003817	Bailey's Community Center	\$121,378	\$0.00	\$0.00	\$0	\$0
003844	Emergency Housing	578,449	0.00	128,584.80	0	0
003846	Bailey's Road Improvements	1,395,410	236.43	854,451.82	0	0
003848	Fairhaven Public Improvements	1,864,692	600,118.33	551,472.16	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	(1,317.00)	416,113.07	0	0
003907	James Lee Community Center	665,509	0.00	26,221.20	0	0
003910	James Lee Road Improvements	352,092	20,466.59	28,179.62	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	281,019.77	2,934,821.89	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	115,808.00	0	0
013966	Glenwood Mews	36,908	0.00	0.00	0	0
013969	Castellani Meadows	9,875	0.00	0.00	0	0
014010	Commercial Revitalization		138,960.60	1,415,954.57	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		20,382.24	388,519.10	0	0
014050	Herndon Senior Center	55,876	1.00	(1.00)	0	0
014100	Commerce Street Redevelopment	3,333,000	11,398.61	3,259,019.09	0	0
014101	Kings Crossing Redevelopment	575,000	0.00	547,021.13	0	0
014102	Gallows Road Streetscape	200,000	586.09	196,274.48	0	0
014103	Richmond Hwy. Facade Improvements	295,000	54,352.00	126,302.02	0	0
014104	Revitalization Program Costs		748,127.02	757,901.01	745,000	745,000
014115	Sacramento Community Center	712,000	0.00	711,118.36	0	0
014117	Richmond Highway Corridor	100,000	259.77	74,445.23	0	0
014122	Allen Street	75,000	0.00	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	2,000,000.00	0.00	0	0
014157	Annandale Façade Imp. Program	100,000	8,160.00	16,110.00	0	0
014158	Annandale Marketing	40,000	0.00	40,000.00	0	0
014159	Baileys 7 Corners Streetscape Imp.	150,000	0.00	14,958.75	0	0
014160	Baileys SE Quad. Town Ctr. Comm.	75,000	66,399.72	8,600.28	0	0
014161	Revitalization Field Services		26,936.99	5,476.60	0	0
014242	Richard Highway Town Center	99,410	0.00	99,410.00	0	0
014244	Annandale Community Cultural Center	90,000	0.00	90,000.00	0	0
014245	Lorton Arts Center	99,410	0.00	99,410.00	0	0
014247	Magnet Housing	347,935	0.00	347,935.00	0	0
VA1940	Reston Towne Center	615,000	0.00	0.00	0	0
<b>Total</b>		<b>\$32,624,424</b>	<b>\$3,976,088.16</b>	<b>\$13,376,818.85</b>	<b>\$935,000</b>	<b>\$935,000</b>

## Fund 340 Housing Assistance Program

<b>014010</b>	<b>Commercial Revitalization Studies Program</b>
Countywide	Countywide
<p><b>Description and Justification:</b> This project provides FY 2008 funding of \$190,000 for contracted and/or part-time staffing that provides support for the Department of Housing and Community Development on revitalization activities, marketing materials for countywide revitalization activities, consultant services and training.</p>	

	Total Project Estimate	Prior Expenditures	FY 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	FY 2008 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		559,108	138,961	1,258,155	190,000	190,000	0
<b>Total</b>	Continuing	<b>\$1,261,455</b>	<b>\$138,961</b>	<b>\$1,415,955</b>	<b>\$190,000</b>	<b>\$190,000</b>	<b>\$0</b>

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

<b>014104</b>	<b>Revitalization Program Costs</b>
Countywide	Countywide
<p><b>Description and Justification:</b> In FY 2008, funding of \$745,000 is provided for staff and administrative costs associated with revitalization projects, and 3/3.0 SYE Merit Regular positions responsible for marketing and business activities associated with revitalization activities.</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 2006 Expenditures	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan	FY 2008 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		3,312,501	748,127	757,901	745,000	745,000	0
<b>Total</b>	Continuing	<b>\$3,312,501</b>	<b>\$748,127</b>	<b>\$757,901</b>	<b>\$745,000</b>	<b>\$745,000</b>	<b>\$0</b>

<b>Source of Funding</b>				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$745,000	\$0	\$0	\$0	\$745,000