

Fund 340

Housing Assistance Program

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2009 Advertised Budget Plan, as approved by the Board of Supervisors on April 28, 2008:

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

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. 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 recent fiscal years, the primary use of the fund has been to support the Commercial Revitalization Program, including staff resources, marketing, consultant services and capital projects. However, as part of the *FY 2007 Carryover Review*, a portion of the Commercial Revitalization Program was transferred to the Office of Community Revitalization and Reinvestment (OCRR) within the Office of the County Executive. The transfer included \$420,375 to support 3/3.0 SYE merit staff positions previously supported by the General Fund contribution to the Department of Housing and Community Development, as well as \$653,376 in remaining FY 2007 balance in Project 014010, Commercial Revitalization Studies and Services.

In FY 2009, a General Fund Transfer provides \$515,000 for current program needs, staffing and other activities associated with countywide residential improvement and repair projects within the Department of Housing and Community Development.

Changes to FY 2008 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2008 Revised Budget Plan since passage of the FY 2008 Adopted Budget Plan. Included are all adjustments made as part of the FY 2007 Carryover Review and all other approved changes through December 31, 2007:

- ◆ **Carryover Adjustments** **\$12,755,974**

As part of the *FY 2007 Carryover Review*, the Board of Supervisors approved an expenditure increase of \$12,755,974 due to the carryover of \$11,210,457 in unexpended project balances, which was partially offset by a one-time, nonrecurring transfer of \$653,376 from the FY 2007 year-end project balance in Commercial Revitalization Studies and Services to the new Office of Community Revitalization and Reinvestment (OCRR). The expenditure increase also reflected an appropriation of \$1,870,000 in remaining bond issue from Woodley-Nightingale to fund the design and development of the Residences at North Hill Park, as well as the allocation of \$95,892 in one-time miscellaneous revenues. In addition to the transfer of FY 2007 year-end project balance to the OCRR, expenditures were also offset by a decrease of \$420,375 in the General Fund transfer, which was reallocated to the OCRR as well.

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The following funding adjustments reflect all approved changes to the FY 2008 Revised Budget Plan from January 1, 2008 through April 21, 2008. Included are all adjustments made as part of the FY 2008 Third Quarter Review:

◆ **Third Quarter Adjustments** **(\$866,414)**

As part of the *FY 2008 Third Quarter Review*, the Board of Supervisors approved a decrease of \$866,414 due to a transfer of funding to Fund 303, County Construction, to support commercial revitalization efforts in the Office of Community Revitalization and Reinvestment within the Office of the County Executive. These adjustments complete the realignment of the Office begun at the *FY 2007 Carryover Review*. The following adjustments are included in this decrease of expenditures: a decrease of \$547,021 in Project 014101, Kings Crossing Redevelopment; a decrease of \$167,670 in Project 014102, Gallows Road Streetscape; a decrease of \$80,654 in Project 014103, Richmond Highway Façade Program; a decrease of \$40,000 in Project 014158, Annandale Marketing; a decrease of \$16,110, in Project 014157, Annandale Façade Program; and a decrease of \$14,959 in Project 014159, Bailey's 7 Corners Streetscape Improvements.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the capital projects funded in FY 2009 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 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan	FY 2009 Adopted Budget Plan
Beginning Balance	(\$620,604)	\$3,662	\$1,403,552	\$3,662	\$3,662
Revenue:					
Miscellaneous Revenues	\$95,892	\$0	\$0	\$0	\$0
Bond Proceeds ¹	2,000,000	0	4,356,833	0	0
Grant Proceeds ²	156,250	0	1,073,002	0	0
Section 108 Proceeds	0	0	7,000,000	0	0
Total Revenue	\$2,252,142	\$0	\$12,429,835	\$0	\$0
Transfer In:					
General Fund (001)	\$1,285,000	\$935,000	\$514,625	\$515,000	\$515,000
Total Transfer In	\$1,285,000	\$935,000	\$514,625	\$515,000	\$515,000
Total Available	\$2,916,538	\$938,662	\$14,348,012	\$518,662	\$518,662
Expenditures:					
Capital Projects	\$1,512,986	\$935,000	\$12,824,560	\$515,000	\$515,000
Total Expenditures	\$1,512,986	\$935,000	\$12,824,560	\$515,000	\$515,000
Transfer Out:					
County Construction (303)	\$0	\$0	\$1,519,790	\$0	\$0
Total Transfer Out	\$0	\$0	\$1,519,790	\$0	\$0
Total Disbursements	\$1,512,986	\$935,000	\$14,344,350	\$515,000	\$515,000
Ending Balance³	\$1,403,552	\$3,662	\$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. The FY 2008 Revised Budget Plan appropriation allocates all remaining bond dollars from this referendum.

² In order to account for revenues and expenditures in the proper fiscal year, an audit adjustment in the amount of \$156,250 has been reflected as an increase to FY 2007 revenue to record grant drawdown of funds in the appropriate fiscal year. This impacts the amount carried forward resulting in a decrease of \$156,250 to the FY 2008 Revised Budget Plan. The audit adjustment has been included in the FY 2007 Comprehensive Annual Financial Report (CAFR).

³ 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 2009 Summary of Capital Projects

Fund: 340 Housing Assistance Program

Project #	Description	Total Project Estimate	FY 2007 Actual Expenditures	FY 2008 Revised Budget	FY 2009 Advertised Budget Plan	FY 2009 Adopted Budget Plan
003817	Bailey's Community Center	\$121,378	\$0.00	\$0.00	\$0	\$0
003836	Woodley-Nightingale	2,101,250	0.00	2,101,250.36	0	0
003844	Emergency Housing	578,448	31,389.83	97,193.72	0	0
003846	Bailey's Road Improvements	586,783	0.00	45,824.49	0	0
003848	Fairhaven Public Improvements	1,796,863	46,655.32	436,987.68	0	0
003875	Island Walk Cooperative	49,997	0.00	0.00	0	0
003905	Gum Springs Public Improvements	1,825,391	0.00	8,977.05	0	0
003907	James Lee Community Center	642,729	0.00	3,441.20	0	0
003910	James Lee Road Improvements	352,092	0.00	28,179.62	0	0
003978	Lincolnia Elementary School	7,743,067	0.00	0.00	0	0
013808	Herndon Harbor House Phase I	25,180	0.00	0.00	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.	8,210,707	280,713.01	3,937,700.88	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	0	312,579.07	450,000.01	0	0
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		10,593.11	398,395.99	0	0
014050	Herndon Senior Center	55,877	0.00	0.00	0	0
014100	Commerce Street Redevelopment	3,408,422	5,391.86	3,329,049.23	0	0
014101	Kings Crossing Redevelopment	27,979	0.00	0.00	0	0
014102	Gallows Road Streetscape	32,330	28,604.52	0.00	0	0
014103	Richmond Hwy. Facade Improvements	214,346	45,648.00	0.00	0	0
014104	Revitalization Program Costs		733,036.00	539,490.01	0	0
014115	Sacramento Community Center	939	0.00	57.00	0	0
014117	Richmond Highway Corridor	100,000	0.00	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	3,111.67	0.00	0	0
014156	Merrifield Town Center Urban Park	2,000,000	0.00	0.00	0	0
014157	Annandale Façade Imp. Program	83,890	0.00	0.00	0	0
014158	Annandale Marketing		0.00	0.00	0	0
014159	Baileys 7 Corners Streetscape Imp.	135,041	0.00	0.00	0	0
014160	Baileys SE Quad. Town Ctr. Comm.	75,000	8,600.53	0.00	0	0
014161	Revitalization Field Services		1,222.92	4,253.68	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	5,440.00	342,495.00	0	0
014252	Janna Lee Village I	622,191	0.00	622,191.00	0	0
014272	Community Improvement Program Costs	515,000	0.00	0.00	515,000	515,000
VA1940	Reston Towne Center	615,000	0.00	0.00	0	0
Total		\$34,218,432	\$1,512,985.84	\$12,824,560.15	\$515,000	\$515,000

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014272	Community Improvement Program Costs
Countywide	Countywide
<p>Description and Justification: In FY 2009, funding of \$515,000 is provided for staff and administrative costs associated with community improvement projects.</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 are responsible for housing development efforts producing financing fee income as well as community improvement projects.</p> <p>The 3/3.0 SYE Merit Regular positions previously included on the organization chart in the Agency 38, Housing and Community Development General Fund and reimbursed from Fund 340 for revitalization related activities have been transferred to the Office of Community Revitalization and Reinvestment (OCRR) as part of the <i>FY 2007 Carryover Review</i>.</p>	

	Total Project Estimate	Prior Expenditures	FY 2007 Expenditures	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan	FY 2009 Adopted Budget Plan	Future Years
Land Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Other	515,000	0	0	0	515,000	515,000	0
Total	\$515,000	\$0	\$0	\$0	\$515,000	\$515,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$515,000	\$0	\$0	\$0	\$515,000