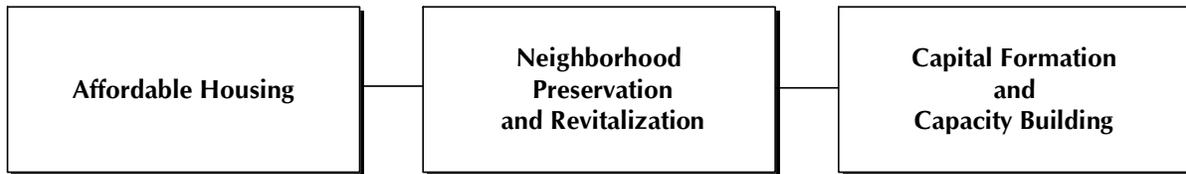


# Housing and Community Development Program Overview



## Introduction

The Housing Overview section describes the programs and projects operated by the Fairfax County Department of Housing and Community Development (HCD) and the multiple sources of funds that support these activities.

As a County agency, HCD undertakes many programs on behalf of the Board of Supervisors. HCD also serves as the administrative arm of the Fairfax County Redevelopment and Housing Authority (FCRHA), a separate legal entity that was established in 1966 pursuant to Chapter 1, Title 36 of the Code of Virginia. FCRHA's roles include planning, design, production, rehabilitation and maintenance of housing, for low- and moderate-income households, and assisting in the revitalization of neighborhoods in Fairfax County. Eleven Commissioners are appointed to the FCRHA for four-year terms by the Board of Supervisors. A chairman and vice-chairman are then selected by a vote of the commissioners.

The sources supporting HCD's operations include County funds, General Obligation Bonds, federal grants, private capital, revenue from program operations (e.g., developer fees, rent from tenants of housing owned by the FCRHA and income from repayment of loans) and interest income. As a result of these multiple, complex funding streams, HCD has 19 funds. Some funds are appropriated by the Board of Supervisors, while others are allocated by the FCRHA. All are included in this budget in order to provide a complete financial overview. These 19 funds encompass all of the operations of HCD/FCRHA with the exception of six housing developments that are operated by outside management companies under contract with the FCRHA and/or are owned by the FCHRA in partnership with private investors. Separate financial records are maintained for these developments.

FY 2010 anticipated expenditures supporting the HCD and FCRHA activities total \$94,244,868 including \$8,579,982 in General Fund support, \$23,833,838 in other County appropriated funds, and \$61,831,048 in non-County appropriated funds. Total revenue for FY 2010 is anticipated to be \$94,945,267 as shown on the Consolidated Fund Statement. Receipts from federal/state sources are anticipated to be \$52,939,261 or 55.8 percent of total funding sources. More detailed descriptions of FY 2010 funding levels may be found in the narratives for each fund following this Overview.

Because HCD's programs are supported by multiple sources of funds, the Agency Mission and Focus, Program Goals, and Performance Measures are consolidated in this Overview rather than appearing with each fund. Performance measures for FY 2010 are generally consistent with FY 2009 performance measures, except where budget reductions for FY 2010 have necessitated adjustments. This Overview also provides summary information on the organization, staffing and consolidated budget for HCD.

## 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 FCHRA. Driven by a 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.

# Housing and Community Development Program Overview

## Focus

HCD connects with the residents of Fairfax County at their roots – home, neighborhood and community. All HCD programs, activities and services revolve around this important link and can be grouped in three service areas: **Affordable Housing, Neighborhood Preservation, and Capital Formation and Capacity Building.**

**Affordable Housing** supports individuals and families in their effort to find homes that are safe, affordable, and stable.

**Neighborhood Preservation** focuses on sustaining and improving communities.

**Capital Formation and Capacity Building** focuses on development of partnerships with private investors and other public agencies resulting in capital investment and financial support for the HCD and FCRHA mission.

These service areas encompass all of the activities of the 19 HCD funds. The total FY 2010 Adopted Budget Plan of \$94.2 million can be distributed to these service areas and the general costs of running the department. It should be noted that many of the functional areas of HCD cross these service areas, so an exact allocation to the service areas is not possible. The FY 2010 Adopted Budget Plan is \$13.2 million less than the FY 2009 Adopted Budget Plan primarily due to budget reduction adjustments approved by the Fairfax County Board of Supervisors. See subsequent Housing Fund narratives in Volume 2 for specific decreases.

Highlighted below are the main functions included in each of the service areas.

## THINKING STRATEGICALLY

Strategic issues for the department include:

- Fulfilling its purpose of providing opportunities for affordable housing and economic vitality in thriving diverse communities;
- Generating resources through the identification of new resources, new capital and new partnerships to support and enhance programs that serve the missions of HCD and the FCRHA;
- Producing, retaining, acquiring and restoring quality affordable residences, neighborhoods and communities;
- Ensuring the efficient management and maintenance of affordable housing in FCRHA programs in a manner consistent with or exceeding community standards;
- Providing opportunities to preserve, restore and improve the economic vitality of affordable residential neighborhoods; and
- Promoting the planning and implementation of technological innovations in HCD.

## **Affordable Housing:**

### **Affordable Housing Preservation**

As of April 2009, a total of 2,241 affordable units have been preserved for both homeownership and rental purposes in a variety of large and small projects. Of that number, 252 units are preserved as affordable housing for periods of five years or less, and 1,989 units are preserved for 20 years or longer. The FCRHA's major affordable housing preservation successes include: Wedgewood Apartments, 672 units (Braddock District); Janna Lee Village, 319 units (Lee District); Madison Ridge, 216 units (Sully District); Crescent Apartments, 180 units (Hunter Mill District); Coralain Gardens, 105 units (Mason District); Sunset Park Apartments, 90 units (Mason District); and Hollybrooke II, 98 units and Hollybrooke III, 50 units (Mason District).

### **First-Time Homebuyers Program and Moderate Income Direct Sales Program**

This program offers new and resale homes at below market prices. These homes are built by private developers and are located within neighborhoods throughout the County. HCD markets the homes and, in most cases, provides financing assistance to first-time homebuyers. In FY 2008, a total of 152 families purchased homes via the Fairfax County First-Time Homebuyers program. Through FY 2008, 1,943 homes have been sold to first-time homebuyers as a result of these programs.

### **Below-Market Mortgages and Downpayment and Closing Costs Loans**

The Homeownership Division facilitated the administration of \$20,208,613 of below market mortgage funds in FY 2008. This included 92 loans to families through the Virginia Housing Development Authority's (VHDA)

# Housing and Community Development Program Overview

SPARC first-trust mortgage program, 88 loans through the VHDA HOME STRIDE below-market second trust, and nine loans through Fairfax County's Homebuyer Equity Loan Program (HELP), which uses federal Home Investment Partnership (HOME) grant funds to provide loans of up to \$91,767 for income-eligible households.

## Homeownership Resource Center

The Homeownership Resource Center, located on the first floor of the FCRHA headquarters building on Pender Drive (Providence District), serves approximately 600 persons per month and provides information on homeownership, homeownership education, one-on-one and group counseling sessions, opportunities to meet with lenders, required applicant briefings, and coordination of resources for current and prospective first-time homebuyers. In FY 2008, the Homeownership Resource Center responded to 2,789 telephone calls and 3,398 walk-in clients.

## Homeownership Education

Through a partnership with VHDA, local lenders and housing professionals, six-hour homeownership education classes were provided to potential Fairfax County homebuyers in FY 2008. Completion of the class qualifies graduates to participate in the First-Time Homebuyers Program and the ability to access below-market financing, down payment and closing cost assistance. Classes have been offered in English, Spanish, Vietnamese, Korean, and American Sign Language. During FY 2008, the Fairfax County First-Time Homebuyers Program conducted 38 orientation sessions serving 1,743 attendees, and 33 application sessions serving 223 attendees. Forty-four VHDA homebuyer classes were held, serving 1,370 participants. In addition, first-time homebuyers learn about maintaining their home and their responsibilities as homeowners living within their community. Also in FY 2008, HCD continued to provide post-purchase counseling, at settlement, for purchasers of Affordable Dwelling Units (ADUs) being re-sold through the FCRHA.

## Addressing the Foreclosure Crisis

On June 30, 2008, the Fairfax County Board of Supervisors approved a groundbreaking foreclosure program. Fairfax County's foreclosure program is designed to address the current foreclosure problem and help stabilize impacted neighborhoods while increasing the opportunities for additional workforce housing. These approaches include: Assistance to Homeowners in Distress, the Silver Lining Initiative and Neighborhood Preservation Efforts:

- ◆ Assistance to Homeowners in Distress: Housing specialists with training in foreclosure counseling from Fairfax County's housing department, other County agencies and nonprofit organizations coordinate efforts with the Virginia Housing Development Authority (VHDA) to counsel households at risk of foreclosure in Fairfax County. From June 2008 through early May 2009, 694 persons received foreclosure counseling.
- ◆ Silver Lining Initiative: Through shared equity second trusts, the County assists first-time homebuyers in purchasing foreclosed homes. The purchase price of the foreclosed home cannot exceed \$385,000, and homes are limited to townhouses and single-family homes. Low-cost first mortgages are provided through the VHDA's SPARC program and used for qualifying households. A total of 38 first-time homebuyer families purchased foreclosed properties in the County between May 2008 and May 2009 as a result of the Silver Lining Initiative, using The Penny for Affordable Housing Fund (Fund 319), federal HOME funds, and Fairfax County's allocation of VHDA SPARC funds.
- ◆ Neighborhood Preservation Efforts: To assist in maintaining home values in communities with foreclosed properties, the County will use a variety of tools:
  - *Direct Strategic Purchase*: The County may purchase up to 10 foreclosed homes identified as abandoned, deteriorated or a destabilizing force on the neighborhood. The homes will be rehabilitated and resold to first-time homebuyers or a nonprofit organization. HCD is currently assessing the potential purchase of vacant, foreclosed homes, based on the criteria established by the Board,
  - *Neighborhood Appearance and Safety*: Using its existing home improvement loan program for low-cost loans to qualified low- and moderate-income homeowners, the County is assisting in preserving the appearance and safety of neighborhoods.

# Housing and Community Development Program Overview

Fairfax County has also received a direct allocation of \$2.8 million under the federal Neighborhood Stabilization Program (NSP). The federal Housing and Economic Recovery Act of 2008 (HERA) appropriated \$3.92 billion nationwide for the NSP, which is providing emergency grant assistance to state and local governments to address the nation's foreclosure crisis. NSP funds are intended for the acquisition of abandoned and foreclosed homes. Fairfax County has also applied for an additional \$2 million from the State of Virginia's federal NSP allocation.

## Compliance Monitoring

Compliance monitoring is an ongoing activity which encompasses a variety of HCD programs. This activity includes monitoring of:

- ◆ Over 1,400 properties sold through the First-Time Homebuyer Program (including "for-sale" Affordable Dwelling Units (ADUs));
- ◆ 976 privately-owned and operated rental ADUs which are located in large multifamily properties across the County;
- ◆ More than 840 Workforce Housing units which have been committed to be built by private developers;
- ◆ 2,995 Fairfax County/FCRHA-owned Public Housing and Fairfax County Rental Program (FCRP) multifamily units and 782 units and beds of specialized, supportive housing; and
- ◆ Over 3,100 Housing Choice Vouchers.

In addition, HCD also monitors the use of federal funds received by Fairfax County from the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs and granted to a variety of organizations.

## FCRHA Rental Housing Programs

This function includes properties owned by the FCRHA under the Fairfax County Rental Program (FCRP) for those with modest means, as well as properties owned by limited partnerships affiliated with the FCRHA. In addition, it encompasses properties under the Fairfax County Public Housing Program and rental subsidies under the Fairfax County Housing Choice Voucher Program for those with very low incomes. These resources provided housing for over 16,000 low-and moderate-income Fairfax County residents.

## FCRHA Development Activities

HCD, in conjunction with the FCRHA, facilitates the development of affordable housing by non-profit and for-profit developers through incentives and financing. HCD and FCRHA also build and own housing for low-and moderate-income families and individuals, and households with special needs. In addition, FCRHA partners with private investors, through limited partnerships, to develop and operate affordable housing.

## Active Adult Housing and Assisted Living

This activity provides 414 affordable active adult rental apartments in Fairfax, Herndon, Springfield, Lincolnia, McLean, and the Mount Vernon/Gum Springs areas of Fairfax County, as well as 112 beds of assisted living at Braddock Glen in Fairfax and at the Lincolnia Center in Alexandria (Fairfax County).

## Relocation Monitoring for Federally Funded Projects

This program provides technical assistance and monitoring for preservation initiatives. This activity also includes relocation services for all federally-funded projects throughout the agency. Staff conducted relocation reviews of 14 projects potentially using federal Community Development Block Grant (CDBG) and HOME funds in FY 2008.

## Relocation Advisory Services for Condominium Conversion

These services provide technical assistance to developers under both the Fairfax County Relocation Guidelines and Fairfax County Code for projects where there is substantial rehabilitation and condominium

# Housing and Community Development Program Overview

conversion. Technical assistance under the federally mandated Uniform Relocation Act is provided if federal funds are involved in the project.

## **Affordable/Workforce Housing**

This initiative is based on the recommendation of the Preservation Action Committee, a citizen task force appointed by the Board of Supervisors, to address the loss of affordable/workforce housing in the County. Strategies include providing incentives to owners of affordable units and financing projects which preserve affordable housing. The Board of Supervisors originally dedicated revenue equivalent to the approximate value of one cent of the Real Estate tax rate revenue for this purpose in Fund 319, The Penny for Affordable Housing Fund. The Board also created a Workforce Housing Program through amendments to the Fairfax County Comprehensive Plan and Zoning Ordinance, and the adoption of a new Board policy. The Workforce Housing Program, based on the recommendations of the Board-appointed High-Rise Affordability Panel, is a proffer-based incentive system to encourage developers to provide workforce housing in the County's mixed-use development centers. The Board's action sets forth the expectation that 12 percent of all new residential units will be affordable to a range of moderate-incomes up to 120 percent of the Area Median Income (AMI). As of May 2009, a total of 849 Workforce Dwelling Units had been committed by private developers in rezoning actions approved by the Board of Supervisors. Development of these units is expected to begin in two to three years.

## **Neighborhood Preservation:**

### **Home Improvement Loan Program and Home Repair for the Elderly**

These activities provide loans to homeowners and some landlords to fix up their properties. In addition, there is a crew to assist qualified elderly homeowners in making minor repairs at no charge. In FY 2008, over \$456,000 was provided in the form of loans or grants to homeowners for repairs and improvements to their property and 125 qualified disabled or elderly homeowners received free repairs.

### **Neighborhood Improvements**

This activity is targeted at preservation and improvement in residential neighborhoods designated under the Community Improvement Program and in designated Conservation and Redevelopment areas. Following a community planning process and adoption of plans, the program also focuses on improvements to street, sidewalk, storm drainage and other infrastructure designed and constructed in conjunction with the Department of Public Works and Environmental Services (DPWES).

### **Blight Abatement**

This activity addresses resident concerns about specific properties which are abandoned, dilapidated or otherwise unsafe. Efforts are made to encourage property owners to abate identified blight. If these efforts fail, the County may take direct action to repair or demolish the property. During FY 2008, HCD cleared 73 spot blight cases. At the beginning of FY 2009, blight abatement activities were detailed to the Office of the County Executive under the auspices of the Code Enforcement Strike Team.

## **Capital Formation and Capacity Building:**

### **Funding Opportunities**

This activity focuses on identifying and applying for available funding opportunities to leverage and supplement County funds for projects and programs. It includes federal entitlement grants such as Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME), other federal, state and local grants and loans, and private financing.

### **Partnering**

This activity links the FCRHA financing abilities with those of the private sector (non-profit and for-profit) to generate additional financial resources. Non-profit corporations or limited liability corporations (LLC) formed by the FCRHA partner with private investors and benefit from Federal Low Income Housing Tax Credits to fund FCRHA affordable housing for families and seniors. In addition, the FCRHA issues revenue bonds to raise funds from private investors to fund affordable housing and community facilities.

# Housing and Community Development Program Overview

## Consolidated Plan/Consolidated Community Funding Advisory Committee (CCFAC)

HCD provides leadership in developing and implementing the County's annual Consolidated Plan in conjunction with the CCFAC, a citizen committee. The Consolidated Plan is the required annual application for several entitlement grants to the County from the U.S. Department of Housing and Urban Development (HUD), which provided about \$9 million for local housing and community development programs in FY 2008.

## Human Services

This activity provides resources to the County's non-profit partners through the Consolidated Community Funding Pool (CCFP) for critical human services such as youth programs, housing support services, and services targeted toward the County's immigrant population. A significant portion of the funding comes from CDBG, administered by HCD, which also supports CCFP planning and administers contract awards. CCFP is providing approximately \$11.0 million in total funding for these services in FY 2009.

## Affordable Housing Service Area

### Goal

To implement the Board of Supervisors' Affordable Housing Goal that "opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means." This goal will be achieved through providing affordable housing preservation and development, technical assistance, and financing services in conjunction with the FCRHA and both for- and non-profit community partners; managing and maintaining quality affordable rental housing; administering rental housing subsidies in accordance with federal regulations and local policies; and providing homeownership opportunities to eligible households.

## Key Performance Measures

### Affordable Housing Preservation

#### Objectives

- ◆ To preserve 2,500 units of affordable housing by the end of calendar year 2012 and to leverage each County "The Penny for Affordable Housing Fund" and "Housing Trust Fund" dollar with \$3 in non-County resources.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2006 Actual	FY 2007 Actual	FY 2008 Estimate/Actual	FY 2009	FY 2010
<b>Output:</b>					
Number of affordable housing units preserved (1)	581	531	795 / 812	125	25
<b>Efficiency:</b>					
Amount of General County funds per affordable housing unit preserved (2)	\$37,750	\$57,199	\$65,000 / \$42,535	\$70,000	\$73,500
<b>Service Quality:</b>					
Amount of funds leveraged per \$1 of County funds for units preserved (3)	\$3	\$4	\$3 / \$3	\$3	\$3
<b>Outcome:</b>					
Cumulative number of affordable units preserved since April 2004	881	1,412	2,207 / 2,224	2,349	2,374

# Housing and Community Development Program Overview

(1) FY 2009 and FY 2010 funds will be needed to provide the gap financing of the permanent financing for the 672-unit Wedgewood Apartments (Braddock District). This coupled with the reductions in the FY 2010 allocations to Fund 319, Penny for Affordable Housing, will result in significantly fewer additional preserved units in FY 2009 and FY 2010 as compared to prior years.

(2) Performance Indicator does not include the November 2007 acquisition of the 672-unit Wedgewood Apartments (Braddock District) which is anticipated to close on its permanent financing by fall 2009.

(3) The \$3:\$1 ratio includes both Fund 319, Penny for Affordable Housing Fund and Fund 144, Housing Trust Fund dollars.

## Performance Measurement Results

In FY 2008, a total of 812 affordable units were preserved via the Fairfax County Redevelopment and Housing Authority's (FCRHA) acquisition, financing, and/or negotiated agreements. For every County dollar expended, an average of \$3.31 was leveraged. The FY 2008 General County funds per affordable housing unit preserved actual was lower than the target of \$65,000 because the November 2007 acquisition of the 672-unit Wedgewood Apartments (Braddock District) was not included as it is currently under temporary financing; permanent financing of this acquisition is pending.

## Public Housing

### Objectives

- ◆ To obtain a Public Housing Assessment System (PHAS) rating of at least 90 percent or better on a 100-point scale in the categories of vacant unit turnaround time, capital fund administration, work order completion, security, unit inspections, self-sufficiency and resident satisfaction.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2006 Actual	FY 2007 Actual	FY 2008 Estimate/Actual	FY 2009	FY 2010
<b>Output:</b>					
Clients housed	2,933	2,924	2,924 / 2,878	2,800	2,800
<b>Efficiency:</b>					
Average income served as percentage of Area Median Income	NA	26%	30% / 23%	30%	30%
<b>Service Quality:</b>					
Occupancy rate	99%	99%	96% / 98%	95%	95%
Percent on-time inspections	NA	NA	95% / 100%	95%	95%
Percent on-time re-certifications	NA	99%	95% / 98%	95%	95%
<b>Outcome:</b>					
HUD's PHAS rating (1)	96%	93%	85% / NA	85%	95%

(1) There is no FY 2008 Actual percentage since HUD is revising their methodology for calculating the PHAS rating.

## Performance Measurement Results

In FY 2008, the Public Housing program continued to provide high quality housing to nearly 2,900 Fairfax County residents and maintained a high occupancy rate of 98 percent at the properties. Agency indicators in nearly every area of the Public Housing Assessment System (PHAS) are rated very highly, resulting in an overall PHAS rating of 93 percent in FY 2007, the most recent assessment awarded. One hundred percent of inspections, and 98 percent of re-certifications, were completed on time in FY 2008. The average income served, as a percentage of the Area Median Income, was 23 percent in FY 2008 (\$20,285 for a family of three).

# Housing and Community Development Program Overview

## Fairfax County Rental Program (FCRP)

### Objectives

- ◆ To obtain a Program Assessment rating of 85 percent or better on a 100-point scale in the categories of vacant unit turnaround time, work order completion, security, unit inspections, self-sufficiency and resident satisfaction.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2006 Actual	FY 2007 Actual	FY 2008 Estimate/Actual	FY 2009	FY 2010
<b>Output:</b>					
Individuals housed (1)	1,355	1,386	3,875 / 4,941	4,000	4,000
Number of units in program (2)	NA	1,783	1,808 / 2,062	2,072	2,082
<b>Efficiency:</b>					
Average income served as a percentage of Area Median Income	NA	41%	70% / 42%	70%	70%
<b>Service Quality:</b>					
Occupancy rate	99%	98%	96% / 96%	95%	95%
Percent on-time re-certifications (3)	NA	NA	95% / 98%	95%	95%
<b>Outcome:</b>					
FCRP assessment rating (4)	88%	80%	85% / NA	NA	NA

(1) For FY 2008 and subsequent years, this measure includes all non-senior FCRP properties, including those managed by third-party firms. In FY 2007 and prior years, this number only included residents of Fairfax County Rental Program properties under FCRHA management.

(2) FY 2007 actual included senior housing properties. FY 2008 and subsequent years includes all FCRP units except senior housing properties (Little River Glen, Morris Glen, Gum Springs Glen, Lincolnia, Herndon Harbor House and Lewinsville) and certain special needs programs.

(3) Measure does not include senior or tax credit properties.

(4) New measurement under development which will be consistent with new HUD PHAS measurements relevant to FCRP.

### Performance Measurement Results

In FY 2008, there were 2,062 housing units for families and singles in the program, and 4,941 individuals were housed, both of which exceeded the targets. The occupancy rate was 96 percent and the average income served as a percentage of the Area Median Income (AMI) was 42 percent (\$37,737 for a family of three), which demonstrates that the program is serving clients far below the 70 percent maximum AMI allowed in the program. A total of 98 percent of re-certifications were on-time.

# Housing and Community Development Program Overview

## Section 8

### Objectives

- ◆ To obtain a Section 8 Management Assessment rating of 85 percent or better on a 100-point scale in the categories of timeliness and quality of inspections, rent calculations, lease-ups and contract enforcement, as well as in nine other areas specified by HUD.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2006 Actual	FY 2007 Actual	FY 2008 Estimate/Actual	FY 2009	FY 2010
<b>Output:</b>					
Individuals housed	8,676	8,108	8,648 / 8,264	8,300	8,300
<b>Efficiency:</b>					
Average income served as a percentage of Area Median Income	NA	21%	30% / 21%	30%	30%
<b>Service Quality:</b>					
Utilization rate	96%	102%	98% / 98%	98%	98%
Percent on-time inspections (1)	NA	99%	95% / 98%	95%	95%
Percent on-time re-certifications (1)	NA	100%	95% / 99%	95%	95%
<b>Outcome:</b>					
HUD SEMAP rating	86%	103%	85% / 102%	85%	85%

(1) The HUD system which collects and reports inspection and re-certification data was inoperative during the fourth quarter of FY 2008; no data was available for this time period. Data shown reflects the first three quarters of FY 2008.

### Performance Measurement Results

The actual number of clients housed in FY 2008 increased to 8,264 from the FY 2007 actual of 8,108, but fell short of the FY 2008 target of 8,648. This lower than anticipated number of individuals housed compared to the FY 2008 estimate was due to the receipt of Housing Choice Voucher funding from HUD later in the fiscal year than anticipated that could not be utilized to assist clients in FY 2008; all the vouchers are in use in FY 2009. The average income served as a percentage of the Area Median Income was 21 percent (\$18,951 for a family of three) and below the estimate, which reflects that the program is serving clients below the 30 percent maximum allowable AMI for new admission to the program. The targets for utilization rate, percent of on-time inspections, and percent of on-time re-certifications were all met or exceeded. In addition, the FCRHA was again designated a "High Performer" by the United States Department of Housing and Urban Development (HUD), receiving a 102 percent HUD SEMAP score; this demonstrates highly effective stewardship of this vital federal affordable housing resource.

# Housing and Community Development Program Overview

## Elderly Housing Programs

### Objectives

- ◆ To accurately track the cost for two subsidized Assisted Living facilities that contain a total of 112 beds.
- ◆ To accurately track the costs for Elderly Independent Living units under FCRHA management.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2006 Actual	FY 2007 Actual	FY 2008 Estimate/Actual	FY 2009	FY 2010
<b>Output:</b>					
Assisted Living clients housed	52	52	112 / 112	112	112
Independent Living individuals housed (1)	NA	NA	NA / 184	168	168
<b>Efficiency:</b>					
Assisted Living cost per client (2)	\$26,176	\$21,168	\$28,891 / \$29,916	\$31,100	\$30,000
Independent Living cost per client (1)	NA	NA	NA / \$9,370	\$12,000	\$12,000
<b>Service Quality:</b>					
Assisted Living occupancy rate	98%	95%	98% / 98%	95%	95%
Independent Living occupancy rate (1)	NA	NA	NA / 99%	95%	95%
<b>Outcome:</b>					
Assisted Living overall customer satisfaction rating (3)	NA	NA	NA / NA	NA	NA
Independent Living overall customer satisfaction rating (1)	NA	NA	NA / 91%	85%	85%

(1) Refers to clients housed in senior housing under management of the Fairfax County Redevelopment and Housing Authority (Little River Glen, Lincolnia and Lewinsville). It is anticipated that FCRHA-owned senior housing under third-party management will be added to this measure in future years.

(2) Includes all operating costs except major capital expenditures.

(3) Measure in development and will be reported in FY 2010.

## Performance Measurement Results

### Elderly Housing – Assisted Living

In FY 2008, this performance measure addressed performance of two assisted living developments with 112 beds/units (Braddock Glen and the Lincolnia Center). The cost per client was \$29,916 in FY 2008 and the properties maintained a 98 percent occupancy rate in FY 2008.

### Elderly Housing – Independent Living

In FY 2008, this performance measure addressed performance of senior independent living units under FCRHA management (Little River Glen, Lincolnia and Lewinsville). In FY 2008, a total of 184 individuals were housed, and the cost per client was \$9,370. The properties maintained a 99 percent occupancy rate in FY 2008 with an overall customer service satisfaction rating of 91 percent.

# Housing and Community Development Program Overview

## Homeownership

### Objectives

- ◆ To obtain a Program Assessment rating of 95 percent or better on indicators addressing sales rate, foreclosures and rate of participation.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2006 Actual	FY 2007 Actual	FY 2008 Estimate/Actual	FY 2009	FY 2010
<b>Output:</b>					
First-time homebuyers	92	142	100 / 152	100	100
<b>Efficiency:</b>					
Cost per new homeowner	\$2,337	\$1,656	\$2,100 / \$1,888	\$2,200	\$2,200
Non-County funds leveraged for Fairfax County First-Time Homebuyers	NA	\$12,104,485	\$10,000,000 / \$20,208,613	\$10,000,000	\$10,000,000
<b>Service Quality:</b>					
Participant satisfaction survey scores	95%	97%	95% / 94%	95%	95%
<b>Outcome:</b>					
Assessment rating	95%	95%	95% / 95%	95%	95%

### Performance Measurement Results

The number of new and resale units varies from year to year, due to a variety of external factors such as real estate market conditions and the economy. The pace of real estate development in the County determines the timing of the production of affordable dwelling units (ADUS) within new residential developments. In FY 2008, 152 first time homebuyers achieved homeownership utilizing HCD programs, a slight increase over FY 2007. The cost per client was \$1,888 per new homeowner in FY 2008 and a total of \$20,208,613 in non-County funds was leveraged in investments in homeownership for Fairfax County first-time homebuyers. The HCD Homeownership Center responded to 2,789 telephone calls and 3,398 walk-ins in FY 2008, and the service delivery satisfaction rate was 94 percent.

# Housing and Community Development Program Overview

## Neighborhood Preservation

### Objectives

- ◆ To leverage and/or obtain at least \$13 in additional funds per \$1 of County funds for affordable housing, housing preservation, neighborhood improvement, and public service and to improve County residential properties utilizing the Blight Abatement Program, Home Improvement Loan Program, Home Repair for the Elderly, and the Neighborhood Improvement Program.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2006 Actual	FY 2007 Actual	FY 2008 Estimate/Actual	FY 2009	FY 2010
<b>Output:</b>					
Number of properties improved and enhanced (1)	257	256	237 / 268	146	126
<b>Efficiency:</b>					
Amount of General County funds per property improved or enhanced (2)	\$396	\$1,033	\$1,172 / \$630	\$900	\$500
<b>Service Quality:</b>					
Amount of leveraged funds per \$1 of County funds	\$18	\$11	\$12 / \$13	\$13	\$14
<b>Outcome:</b>					
Cumulative number of properties improved or enhanced since 2000 through County programs	568	824	1,061 / 1,092	1,238	1,364

(1) FY 2009 and subsequent years' projections reflect completion of the Neighborhood Improvement Program and the detailing of the Blight Abatement Program staff to the Office of the County Executive. FY 2010 estimate reflects the proposed reduction of the Home Improvement Loan staff due to the budget shortfall.

(2) Due to the response to the Huntington Area Flood, a large amount of County funds were expended in FY 2007; the projection for FY 2008 was based on FY 2007 actual performance. Future years estimates have been adjusted to reflect the end of the response to the flood.

### Performance Measurement Results

In FY 2008, 268 properties were improved or enhanced, and the amount of County General funds per property improved or enhanced was \$630. In addition, \$13 in non-County funds were leveraged for every \$1 in County funds expended. As of the end of FY 2008, a total of 1,092 properties were improved through County programs.

# Housing and Community Development Program Overview

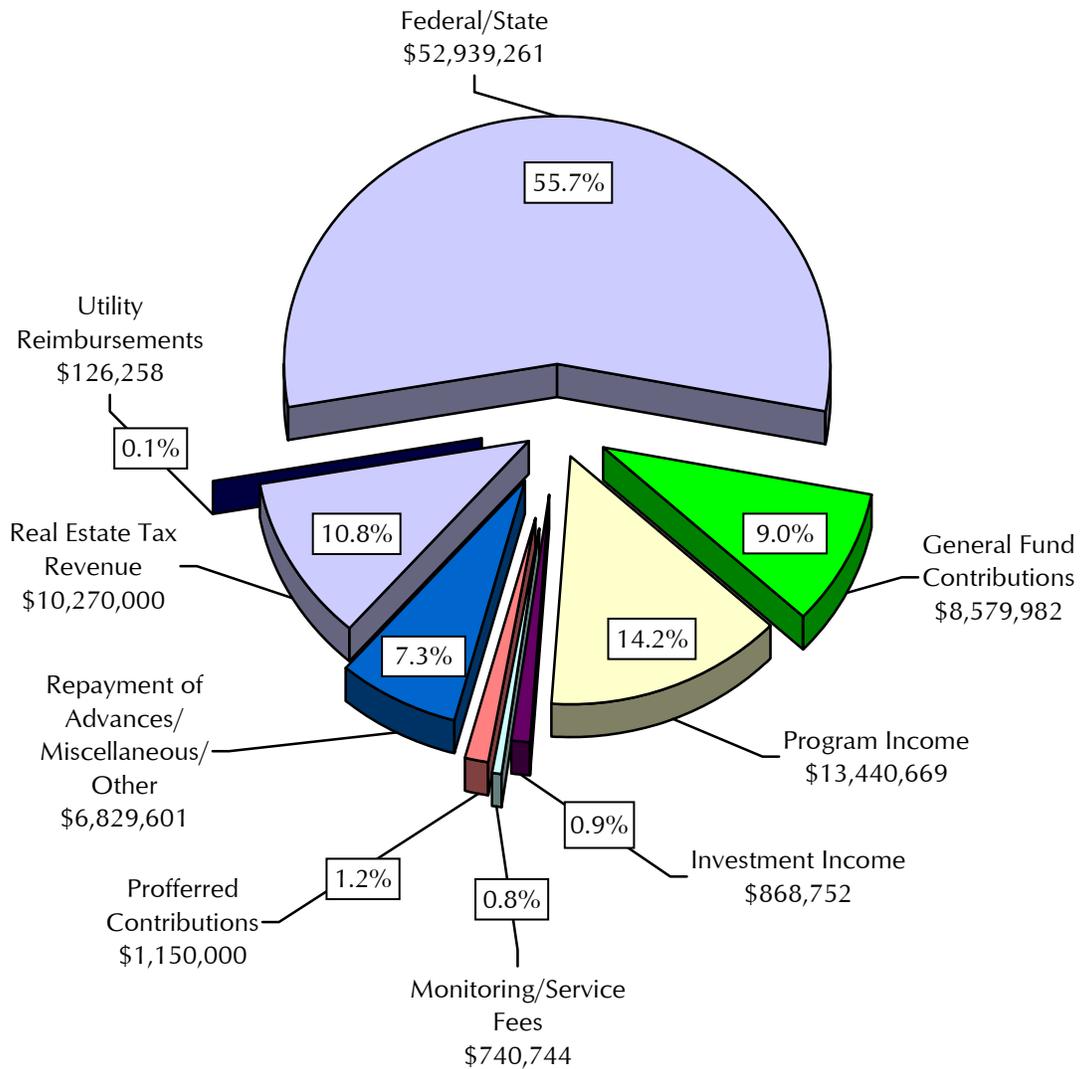
## CONSOLIDATED FUND STATEMENT

	FY 2008 Actual	FY 2009 Adopted Budget Plan	FY 2009 Revised Budget Plan	FY 2010 Advertised Budget Plan	FY 2010 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$50,458,152</b>	<b>\$27,095,999</b>	<b>\$49,797,172</b>	<b>\$31,014,197</b>	<b>\$28,865,347</b>
Revenue:					
Federal/State	\$56,715,311	\$52,149,575	\$78,536,836	\$52,939,261	\$52,939,261
General Fund Contributions	9,280,850	8,605,870	8,937,586	8,579,982	8,579,982
Program Income	15,247,994	12,622,546	14,462,701	13,440,669	13,440,669
Sale of Bonds	0	0	4,356,833	0	0
Investment Income	2,098,514	1,150,068	1,086,069	868,752	868,752
Monitoring/Service Fees	819,388	548,365	1,319,084	740,744	740,744
Utility Reimbursements	126,258	114,081	114,081	126,258	126,258
Repayment of Advances	1,425,857	16,545	16,545	24,039	24,039
Proffered Contributions	930,208	1,750,000	1,000,000	1,150,000	1,150,000
Real Estate Tax Revenue	22,700,000	22,800,000	22,800,000	20,500,000	10,270,000
Miscellaneous/Other	10,116,631	6,334,500	10,424,276	6,805,562	6,805,562
<b>Total Revenue<sup>1</sup></b>	<b>\$119,461,011</b>	<b>\$106,091,550</b>	<b>\$143,054,011</b>	<b>\$105,175,267</b>	<b>\$94,945,267</b>
<b>Total Available</b>	<b>\$169,919,163</b>	<b>\$133,187,549</b>	<b>\$192,851,183</b>	<b>\$136,189,464</b>	<b>\$123,810,614</b>
Expenditures:					
Personnel Services	\$14,396,691	\$16,116,352	\$16,009,150	\$15,329,677	\$15,329,677
Operating Expenses	59,222,060	55,714,103	67,242,846	57,505,775	57,505,775
Capital Equipment	26,947	0	2,095	0	0
Grant Projects	8,548,444	8,602,047	24,640,712	8,377,664	8,377,664
Capital Projects	37,927,849	27,023,035	56,091,033	23,261,752	13,031,752
<b>Total Expenditures<sup>1</sup></b>	<b>\$120,121,991</b>	<b>\$107,455,537</b>	<b>\$163,985,836</b>	<b>\$104,474,868</b>	<b>\$94,244,868</b>
<b>Total Disbursements</b>	<b>\$120,121,991</b>	<b>\$107,455,537</b>	<b>\$163,985,836</b>	<b>\$104,474,868</b>	<b>\$94,244,868</b>
<b>Ending Balance</b>	<b>\$49,797,172</b>	<b>\$25,732,012</b>	<b>\$28,865,347</b>	<b>\$31,714,596</b>	<b>\$29,565,746</b>

<sup>1</sup> Designations are based on fund category, for example, Fund 340, Housing Assistance Programs is included in Capital Projects although some funding is used to support Personnel Services. Fund 949, FCRHA Internal Service Fund, was included as a separate housing fund beginning in FY 1998. Revenues and expenditures for this fund are included in the Consolidated Fund Statement, but do not increase total funding available to the agency. As such, this funding is netted out of the Program Area Summary by Fund.

# Housing and Community Development Program Overview

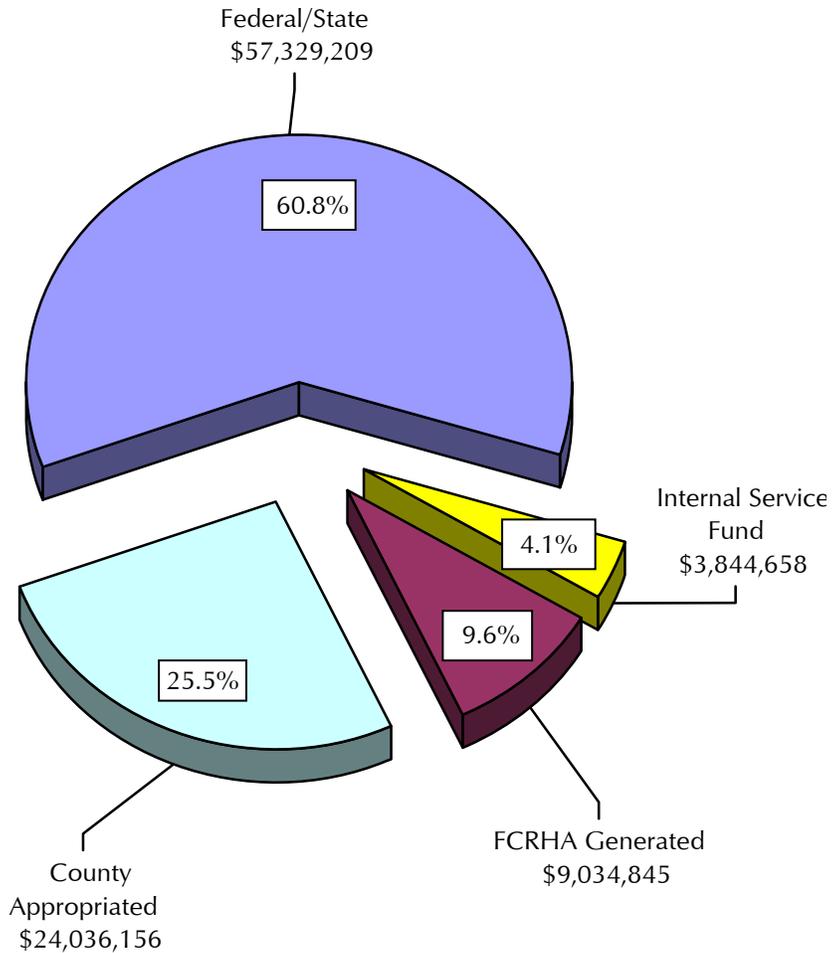
## HOUSING PROGRAMS FY 2010 SOURCE OF FUNDS



**TOTAL REVENUES = \$94,945,267**

# Housing and Community Development Program Overview

## HOUSING PROGRAMS FY 2010 EXPENDITURES



**TOTAL EXPENDITURES = \$94,244,868**

# Housing and Community Development Program Overview

## Budget and Staff Resources

Program Area Summary by Fund					
Category	FY 2008 Actual	FY 2009 Adopted Budget Plan	FY 2009 Revised Budget Plan	FY 2010 Advertised Budget Plan	FY 2010 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	227/ 227	227/ 227	228/ 228	214/ 214	218/ 218
Grant	11/ 11	11/ 11	10/ 10	11/ 11	10/ 10
Total Positions	238/ 238	238/ 238	238/ 238	225/ 225	228/ 228
<b>County Appropriated Funds:</b>					
Operating:					
Department of Housing and Community Development					
141 Elderly Housing Programs	\$7,240,811	\$6,557,645	\$6,750,863	\$5,851,757	\$5,851,757
143 Homeowner and Business Loan Programs	3,457,279	3,488,334	3,933,994	4,099,238	4,099,238
Total Operating Expenditures	3,493,404	1,830,617	8,287,475	1,870,161	1,870,161
Total Operating Expenditures	<b>\$14,191,494</b>	<b>\$11,876,596</b>	<b>\$18,972,332</b>	<b>\$11,821,156</b>	<b>\$11,821,156</b>
Capital:					
144 Housing Trust Fund	\$2,294,282	\$2,850,000	\$8,449,673	\$1,250,000	\$1,250,000
319 The Penny for Affordable Housing Fund	24,696,722	22,800,000	25,213,397	20,500,000	10,270,000
340 Housing Assistance Program	5,010,644	515,000	10,127,706	695,000	695,000
Total Capital Expenditures	<b>\$32,001,648</b>	<b>\$26,165,000</b>	<b>\$43,790,776</b>	<b>\$22,445,000</b>	<b>\$12,215,000</b>
Total County Appropriated Fund	<b>\$46,193,142</b>	<b>\$38,041,596</b>	<b>\$62,763,108</b>	<b>\$34,266,156</b>	<b>\$24,036,156</b>
<b>Federal/State Support:</b>					
965 Housing Grants Fund	\$192,898	\$0	\$455,920	\$0	\$0
966 Section 8 Annual Contribution	39,358,024	40,960,248	42,320,072	41,174,805	41,174,805
967 Public Housing, Projects Under Management	7,910,515	7,219,742	8,779,699	7,776,740	7,776,740
969 Public Housing, Projects Under Modernization	1,693,601	0	3,998,861	0	0
142 Community Development Block Grant	6,091,719	6,162,472	15,480,118	5,928,982	5,928,982
145 HOME Investment Partnerships Grant	2,263,827	2,439,575	8,704,674	2,448,682	2,448,682
Total Federal/State Support	<b>\$57,510,584</b>	<b>\$56,782,037</b>	<b>\$79,739,344</b>	<b>\$57,329,209</b>	<b>\$57,329,209</b>

# Housing and Community Development Program Overview

Program Area Summary by Fund					
Category	FY 2008 Actual	FY 2009 Adopted Budget Plan	FY 2009 Revised Budget Plan	FY 2010 Advertised Budget Plan	FY 2010 Adopted Budget Plan
FCRHA Generated Funds:					
940 FCRHA General Operating	\$2,933,261	\$3,240,490	\$3,404,259	\$2,862,266	\$2,862,266
941 Fairfax County Rental Program	4,269,281	4,060,253	4,396,648	4,125,982	4,125,982
945 Non-County Appropriated Rehabilitation Loan	29	15,000	16,467	25,000	25,000
946 FCRHA Revolving Development	2,687,726	0	4,190,791	0	0
948 FCRHA Private Financing	1,544,874	858,035	4,110,605	816,752	816,752
949 Internal Service Fund	3,730,848	3,483,775	3,800,000	3,844,658	3,844,658
950 Housing Partnerships	1,252,246	974,351	1,564,614	1,204,845	1,204,845
<b>Subtotal, FCRHA Funds</b>	<b>\$16,418,265</b>	<b>\$12,631,904</b>	<b>\$21,483,384</b>	<b>\$12,879,503</b>	<b>\$12,879,503</b>
Less:					
949 Internal Service Fund	\$3,730,848	\$3,483,775	\$3,800,000	\$3,844,658	\$3,844,658
<b>Total, FCRHA Funds</b>	<b>\$12,687,417</b>	<b>\$9,148,129</b>	<b>\$17,683,384</b>	<b>\$9,034,845</b>	<b>\$9,034,845</b>
<b>Total, All Sources</b>	<b>\$120,121,991</b>	<b>\$107,455,537</b>	<b>\$163,985,836</b>	<b>\$104,474,868</b>	<b>\$94,244,868</b>
Less:					
949 Internal Service Fund	\$3,730,848	\$3,483,775	\$3,800,000	\$3,844,658	\$3,844,658
<b>Net Total, All Sources</b>	<b>\$116,391,143</b>	<b>\$103,971,762</b>	<b>\$160,185,836</b>	<b>\$100,630,210</b>	<b>\$90,400,210</b>

Note: Fund 142, Community Development Block Grant, and Fund 145, HOME Investment Partnership Grant, are federally-supported County Appropriated funds and have been reflected under the Federal/State Support Category. While the Board of Supervisors appropriates funding in these funds by project, the source of revenue is the federal government. The FY 2010 preliminary estimated federal funding for Fund 142, Community Development Block Grant (CDBG), is \$5,928,982 and for Fund 145, HOME Investment Partnership Grant (HOME), is \$2,448,682.

Position Summary		
<u>ADMINISTRATION</u>	<u>COMMUNITY IMPROVEMENT</u>	<u>FINANCIAL MANAGEMENT</u>
<b>General Fund:</b>	<b>General Fund:</b>	<b>General Fund:</b>
1 Director	1 Deputy Director	1 HCD Division Director
1 Deputy Director	1 HCD Division Director (-1)	1 Fiscal Administrator
1 HCD Division Director	2 H/C Developers IV	1 Accountant III
1 H/C Developer IV	1 Administrative Assistant IV	2 Accountants II
1 Management Analyst II		2 Accountants I
1 Info. Tech. Prog. Mgr. I		1 Administrative Assistant V
0 Info. Tech. Technicians II (-1)		2 Administrative Assistants IV
0 Programmer Analysts I (-2)		4 Administrative Assistants III (-1T)
1 Network/Telecom Analyst II		
2 Administrative Assistants IV		
		<b>CDBG:</b>
<b>CDBG:</b>		1 Accountant III
1 Management Analyst III		1 Management Analyst III
		<b>FCRHA:</b>
<b>FCRHA:</b>		1 Fiscal Administrator
1 Engineering Technician II		2 Accountants III
1 Information Officer III		1 Accountant II
1 Information Officer II		1 Administrative Assistant IV
3 Administrative Assistants IV		1 Administrative Assistant II
1 Administrative Assistant III		
1 Administrative Assistant II		<b>Section 8:</b>
		1 Administrative Assistant IV
<b>Section 8:</b>		
1 Network Telecom. Analyst III		<b>Public Housing:</b>
1 Network Telecom. Analyst II		1 Chief Accounting Fiscal Officer
		1 Fiscal Administrator
		1 Accountant II

# Housing and Community Development Program Overview

<p><b><u>HOUSING MANAGEMENT:</u></b></p> <p><b>General Fund:</b></p> <p>2 HCD Division Directors          0 Housing Managers (-1T)          1 H/C Developer II          1 Housing Services Specialist IV          1 Management Analyst III          1 Warehouse Supervisor          0 Warehouse Specialists (-1T)          0 Programmer Analysts II (-1)          1 Storekeeper          1 Administrative Associate          1 Administrative Assistant IV          1 Administrative Assistant III</p> <p><b>Elderly Housing Programs:</b></p> <p>1 Director of Senior Housing          1 Housing Services Specialist V          1 Housing Services Specialist IV          2 Housing Services Specialists II          1 Housing Services Specialist I          1 Sr. Mech. Sys. Supervisor          1 Trades Supervisor          1 Electrician II          4 Facility Attendants II          1 General Bldg. Maint. Worker I          1 Administrative Assistant V          1 Maintenance. Trade Helper II</p> <p><b>CDBG:</b></p> <p>1 Housing Services Specialist V          1 Housing Services Specialist IV          2 Housing Services Specialists II          1 Administrative Assistant IV</p> <p><b>FCRHA:</b></p> <p>1 H/C Developer V          1 Housing Services Specialist IV          1 Housing Services Specialist II          1 Assistant Supr. Facilities Support</p> <p><b>Rental Program:</b></p> <p>1 H/C Developer II          1 Housing Services Specialist III          3 Housing Services Specialists II          1 GIS Analyst II          1 Trades Supervisor          1 Electrician II          1 Plumber II          2 General Bldg. Maint. Workers II          3 General Bldg. Maint. Workers I (-1)          1 Administrative Assistant II          1 Housing Manager (T)          1 Warehouse Specialist (T)</p>	<p><b>Housing Partnerships:</b></p> <p>2 Housing Services Specialists III          1 Housing Services Specialist II          2 Housing Services Specialists I          1 Refrigeration &amp; A/C Supervisor          1 Gen. Bldg. Maint. Worker II          1 Plumber I          1 Administrative Assistant III          1 Administrative Assistant II</p> <p><b>Housing Grants:</b></p> <p>1 Housing Services Specialist III G          1 Housing Services Specialist II G</p> <p><b>Section 8:</b></p> <p>3 Housing Svcs. Specialists V 1G          3 Housing Svcs. Specialists III          23 Housing Svcs. Specialists II 3G          1 Human Services Coordinator II          3 Human Services Assistants          2 Administrative Assistants III          1 Administrative Assistant II</p> <p><b>Public Housing:</b></p> <p>1 HCD Division Director          1 Management Analyst I          1 H/C Developer V          2 H/C Developers II          2 Housing Svcs. Specialists V          2 Housing Svcs. Specialists III 1G          11 Housing Services Specialists II          2 Housing Services Specialists I          1 Human Services Assistant (-1)          1 Trades Supervisor          4 A/C Equipment Repairers          2 Carpenters II          2 Carpenters I          3 General Bldg. Maint. Workers II          2 General Bldg. Maint. Workers I          1 Locksmith II          3 Administrative Assistants III (1T)          1 Administrative Assistant II          1 Painter I          2 Plumbers II</p> <p><b>Public Housing/Modernization:</b></p> <p>1 H/C Developer IV G          2 H/C Developers III 2G</p>	<p><b><u>REAL ESTATE FINANCE AND GRANTS MANAGEMENT</u></b></p> <p><b>General Fund:</b></p> <p>1 H/C Developer IV          1 H/C Developer I</p> <p><b>CDBG:</b></p> <p>1 Real Estate/Grants Manager          2 H/C Developers IV          2 H/C Developers III          1 Sr. Maintenance Supervisor          2 Carpenters I          1 Administrative Assistant IV</p> <p><b>FCRHA:</b></p> <p>2 H/C Developers V          1 H/C Developer IV          1 Management Analyst III</p>
<p><b><u>TOTAL POSITIONS</u></b>  <b>218 Positions (-10) / 218.0 Staff Years (-10.0)</b>  <b>10/10.0 SYE Grant Positions in Funds 965, 966, 967, and 969</b></p>		<p><b>G Denotes Grant Position</b>  <b>(-) Denotes Abolished Position due to Budget Reductions</b>  <b>(T) Denotes Position Transferred into Fund</b>  <b>(-T) Denotes Position Transferred out of Fund</b></p>

# Housing and Community Development Program Overview

## Housing Fund Structure

In many cases HCD service areas span multiple elements of the fund structure which follows. For example, staff in the General Fund and the FCRHA Operating support most of the activities of the Department.

- ◆ County General Fund
  - Fund 001, General Operating

This fund supports positions in Agency 38, HCD, and provides subsidies for the operation of some rental housing programs. Subsidies include support for expenses such as administrative and maintenance staff costs, as well as condominium fees, limited partnership real estate taxes, and building maintenance.
- ◆ FCRHA General Operating
  - Fund 940, FCRHA General Operating

This fund includes all FCRHA revenues generated by financing fees earned from issuance of bonds, monitoring and service fees charged to developers, investment income, project reimbursements, consultant fees, and ground rents on land leased to developers. Revenues support operating expenses for the administration of the private activity bonds, the Home Improvement Loan Program staff, and other administrative costs, which crosscut many of the housing programs.
- ◆ Local Rental Housing Program
  - Fund 941, Fairfax County Rental Program (FCRP)

Fund 941 covers the operation of housing developments that are owned or managed by the FCRHA, other than federally-assisted public housing and certain County-supported rental housing. This includes operating costs for the FCRP units, the Woodley Hills Estates manufactured housing development, and projects regulated by the Virginia Housing Development Authority, including group homes for the disabled and mentally handicapped. These latter units are owned and maintained by FCRHA; however, programs for the residents are administered by the Fairfax-Falls Church Community Services Board.
  - Fund 950, FCRHA Housing Partnerships

Fund 950 was established in FY 2002 to budget and account for revenue and expenditures related to the housing developments owned by partnerships between FCHRA and private investors. Financial records for these partnerships are maintained separately, outside the County financial systems, in order to meet accounting and reporting requirements. However, HCD provides staff support to some of these developments and procures goods and services on behalf of these partnerships which are reflected in Fund 950. Previously, these items were included in Fund 941.
- ◆ Federal Section 8 Rental Assistance
  - Fund 966, Section 8 Annual Contribution

The Section 8/Housing Choice Voucher program is a federal housing rental assistance program for lower income families to assist them in leasing housing in the private marketplace. A portion of rent payments is provided by HUD, through HCD, and is calculated under various formulas, incorporating family income and the fair market rent for various types of housing in the Washington Metropolitan Area. The FCRHA administers the program, providing rental vouchers to eligible participants and rental subsidies to certain housing developments.

# Housing and Community Development Program Overview

## ◆ Public Housing Program

- Fund 967, Public Housing, Projects Under Management
- Fund 969, Public Housing, Projects Under Modernization

These funds represent the Federal Public Housing Program that supports the operation, modernization, or acquisition of rental housing to be owned and operated by local housing authorities such as the FCRHA. The Public Housing Program had been divided into two separate components: projects in operation and modernization of existing Public Housing facilities. Under the program qualifications for Public Housing, units are leased to low-income tenants, and tenants pay no more than 30 percent of adjusted income toward dwelling rent or a minimum of \$50 per month.

## ◆ Special Revenue Funds

- Fund 141, Elderly Housing Programs
- Fund 142, Community Development Block Grant (CDBG)
- Fund 143, Homeowner and Business Loan Programs
- Fund 144, Housing Trust Fund
- Fund 145, HOME Investment Partnership Grant (HOME)
- Fund 945, Non-County Appropriated Rehabilitation Loan Program

These funds include housing programs which have a special source of revenue, including rental income, federal/state support, bank funds, or proffered contributions. Elderly Housing Programs in Fund 141 provide for the operation of FCRHA-owned affordable housing for the low- and moderate-income elderly of the County. The CDBG program in Fund 142 is a federal grant that is used to conserve and upgrade neighborhoods through the provision of public facilities, support for community services and stimulation of development of low- and moderate-income housing. The Homeowner and Business Loan Programs in Fund 143 support homeowner assistance, such as the Moderate Income Direct Sales Program, which aids homeowners in the purchase of homes, as well as a federal grant aimed at providing loans to small and minority businesses. Fund 144, Housing Trust Fund, utilizes proffered contributions from private developers, County contributions, and investment earnings to encourage the preservation, development, and redevelopment of affordable housing by the FCRHA, non-profit sponsors, and the private sector. The HOME program in Fund 145 is a federal grant program that supports provision of affordable housing through acquisition, rehabilitation, new construction, and tenant-based rental assistance. Fund 945, Non-County Appropriated Rehabilitation Loan Fund, represents funds raised from private sources for the rehabilitation and upgrading of housing, and works in conjunction with County-appropriated funds in the CDBG and the Homeowner and Business Loan Program funds.

## ◆ Capital Projects

- Fund 319, The Penny for Affordable Housing Fund
- Fund 340, Housing Assistance Program

These funds provide County support for both affordable housing and community revitalization capital projects. Fund 319, The Penny for Affordable Housing Fund, is designed to provide funds to quickly and significantly impact the availability of affordable housing in the County within established criteria. The fund was established in FY 2005 based on the Board of Supervisor's approval to dedicate the equivalent value of one cent of the real estate tax revenue to preserving affordable housing in the County. Fund 340, Housing Assistance Program, supports countywide residential improvement and repair projects, including staff resources, marketing, consultant services and capitalized projects.

# Housing and Community Development Program Overview

- ◆ FCRHA Development Support
  - Fund 946, FCRHA Revolving Development
  - Fund 948, FCRHA Private Financing

Fund 946 provides development support for site investigation for proposed new projects and provides temporary advances for architectural and engineering plans, studies, or fees for which federal, state, County, or private funds will reimburse the FCRHA at a later date. Funding capital improvement projects for existing FCRP units is also provided. Fund 948, FCRHA Private Financing, is used to budget and report costs for two types of funds: those borrowed by the FCRHA from private lenders and other sources, and funds for FCRHA projects which are generated through the sale of FCRHA bonds.
  
- ◆ FCRHA Internal Service Fund
  - Fund 949, FCRHA Internal Service Fund, was established in FY 1998 to charge for goods and services that are shared among several housing funds. These costs include items such as office supplies, telephones, postage, copying, insurance, and audits which have been budgeted and paid from one of the FCRHA's funds and then allocated to the other funds proportionate to their share of the costs. This fund also includes costs associated with the maintenance and operation of FCRHA housing development, such as service contracts for extermination, custodial work, elevator maintenance, and grounds maintenance. The fund allows one contract to be established for goods and services, as opposed to multiple contracts in various funds.
  
- ◆ FCRHA Grant Fund
  - Fund 965, Housing Grants, was established in FY 2000 to administer grants awarded to the FCRHA. The grants currently in this fund are awarded by the U.S. Department of Housing and Urban Development (HUD), based on competitive applications for funding, and provide for rent subsidies, counseling services, support services, operating expenses, and property improvements.