

# Fund 340

## Housing Assistance Program

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### **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.

### **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.

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
<b>Beginning Balance</b>	<b>\$530,665</b>	<b>\$3,661</b>	<b>\$2,393,611</b>	<b>\$3,662</b>
Revenue:				
Bond Proceeds <sup>1</sup>	\$13,168	\$0	\$4,486,833	\$0
Grant Proceeds	324,917	0	596,562	0
Section 108 Proceeds	0	0	7,000,000	0
<b>Total Revenue</b>	<b>\$338,085</b>	<b>\$0</b>	<b>\$12,083,395</b>	<b>\$0</b>
Transfer In:				
General Fund (001)	\$2,935,000	\$935,000	\$935,000	\$935,000
<b>Total Transfer In</b>	<b>\$2,935,000</b>	<b>\$935,000</b>	<b>\$935,000</b>	<b>\$935,000</b>
<b>Total Available</b>	<b>\$3,803,750</b>	<b>\$938,661</b>	<b>\$15,412,006</b>	<b>\$938,662</b>
Expenditures:				
Capital Projects	\$1,410,139	\$935,000	\$15,408,344	\$935,000
<b>Total Expenditures</b>	<b>\$1,410,139</b>	<b>\$935,000</b>	<b>\$15,408,344</b>	<b>\$935,000</b>
<b>Total Disbursements</b>	<b>\$1,410,139</b>	<b>\$935,000</b>	<b>\$15,408,344</b>	<b>\$935,000</b>
<b>Ending Balance<sup>2</sup></b>	<b>\$2,393,611</b>	<b>\$3,661</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 \$6.4 million remains authorized but unissued for this project.

<sup>2</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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## Housing Assistance Program

### 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
003817	Bailey's Community Center	\$119,965	\$1,412.50	(\$1,412.50)	\$0
003844	Emergency Housing	578,449	0.00	128,584.80	0
003846	Bailey's Road Improvements	1,395,410	391.74	854,688.25	0
003848	Fairhaven Public Improvements	1,864,692	290,836.49	1,151,590.49	0
003875	Island Walk Cooperative	49,997	0.00	0.00	0
003884	Chatham Towne	62,350	0.00	62,350.00	0
003905	Gum Springs Public Improvements	2,232,527	3,997.39	414,796.07	0
003907	James Lee Community Center	665,509	0.00	26,221.20	0
003910	James Lee Road Improvement	352,092	626.30	48,646.21	0
003978	Lincolnia Elementary School	7,777,651	0.00	34,584.00	0
013808	Herndon Harbor House Phase I	25,180	0.00	0.00	0
013817	McLean Hills	22,666	0.00	22,666.00	0
013846	Murraygate Village	1,038,750	0.00	0.00	0
013905	Creighton Square/Lockheed Blvd.	53,365	0.00	0.00	0
013912	Stevenson Street	64,863	0.00	0.00	0
013914	Cedar Ridge	13,250	0.00	0.00	0
013918	Jefferson Manor Public Imp.	6,927,115	77,510.89	3,215,841.66	0
013944	Gum Springs Community Center	9,785	0.00	0.00	0
013948	Little River Glen Phase II	9,384	0.00	0.00	0
013963	Section 108 Loan Issuance Costs		0.00	93,000.00	0
013966	Telegraph Road Property	36,908	0.00	0.00	0
013969	Castellani Meadows	9,875	0.00	0.00	0
014010	Commercial Revitalization		164,068.22	780,544.67	190,000
014020	Stonegate Village Phase II	13,379	0.00	0.00	0
014045	McLean Revitalization	100,000	0.00	0.00	0
014047	Lake Anne Reston	50,000	0.00	0.00	0
014048	Revitalization Spot Blight Abatement		147.40	408,901.34	0
014050	Herndon Senior Center	55,876	10,229.50	0.00	0
014100	Commerce Street Redevelopment	3,333,000	4,990.00	3,270,417.70	0
014101	Kings Crossing Redevelopment	575,000	885.00	547,021.13	0
014102	Gallows Road Streetscape	200,000	3,139.43	196,860.57	0
014103	Richmond Hwy. Facade Improvements	295,000	723.98	180,654.02	0
014104	Revitalization Program Costs		728,971.97	761,028.03	745,000
014115	Sacramento Community Center	712,000	0.00	711,118.36	0
014116	Partnership Programs		0.00	100,000.00	0
014117	Richmond Highway Corridor	100,000	0.00	74,705.00	0
014122	Allen Street	75,000	75,000.00	0.00	0
014125	David R. Pinn Community Center	97,417	0.00	0.00	0
014141	Mason District Park - EDI	89,802	0.00	3,111.67	0
014156	Merrifield Town Center Urban Park	2,000,000	0.00	2,000,000.00	0
014157	Annandale Façade Imp. Program	100,000	25,370.00	24,270.00	0
014158	Annandale Marketing	40,000	0.00	40,000.00	0
014159	Baileys 7 Corners Streetscape Imp.	150,000	451.84	14,958.75	0
014160	Baileys SE Quad. Town Ctr. Comm.	75,000	0.00	75,000.00	0
014161	Revitalization Field Services		21,386.84	168,196.59	0
014196	Affordable/Workforce Housing Projects		0.00	0.00	0
<b>Total</b>		<b>\$31,371,257</b>	<b>\$1,410,139.49</b>	<b>\$15,408,344.01</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 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	Future Years
Land Acquisition		\$4,278	\$0	\$157,799	\$0	\$0
Design and Engineering		697,274	0	0	0	0
Construction		795	0	0	0	0
Other		395,040	164,068	622,746	190,000	0
<b>Total</b>	Continuing	<b>\$1,097,387</b>	<b>\$164,068</b>	<b>\$780,545</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 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	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	0	0	0
Construction		0	0	0	0	0
Other		2,583,529	728,972	761,028	745,000	0
<b>Total</b>	Continuing	<b>\$2,583,529</b>	<b>\$728,972</b>	<b>\$761,028</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