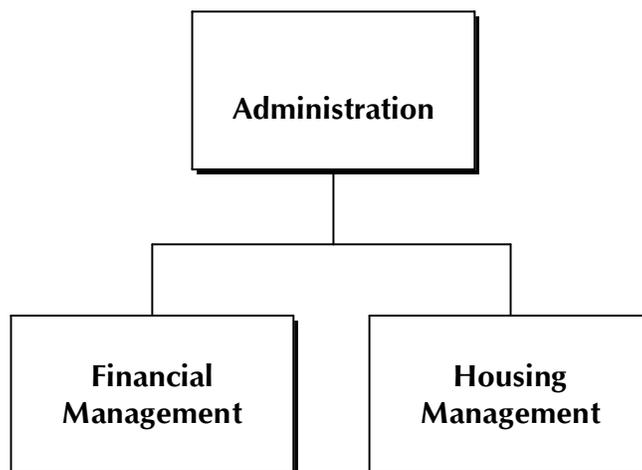


# Fund 967

## Public Housing Program Projects Under Management

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### **Mission**

To ensure that all tenants of Fairfax County Redevelopment and Housing Authority's (FCRHA) owned and operated public housing units are provided with decent, safe and adequate housing; maintenance and management; social services referrals; and housing counseling.

### **Focus**

The Federal Public Housing Program is administered by the U.S. Department of Housing and Urban Development (HUD) to provide funds for rental housing serving low income households owned and operated by local housing authorities such as the Fairfax County Redevelopment and Housing Authority (FCRHA). There are two components of this program, with separate funding for operations and capital improvements. Fund 967, Public Housing Program Projects Under Management, is for management and maintenance of public housing properties and includes an annual federal operating subsidy from HUD. Fund 969, Public Housing Under Modernization, provides funds for capital improvements and repairs of existing public housing through an annual Capital Fund Grant (formerly the Comprehensive Grant).

Revenues are derived from dwelling rents, payments for utilities in excess of FCRHA established standards, investment income, maintenance charges, late fees and HUD provided contributions and subsidies. FY 2007 revenues of \$5,602,076, represent an increase of \$155,793 or 2.9 percent over the FY 2006 Adopted Budget Plan primarily due to an increase in the projected HUD Operating Subsidy, Investment Income, and Dwelling Rental Income. The HUD Operating Subsidy provides a mechanism to align expenditures and revenues for Public Housing Authorities. Effective January 1, 2006, the HUD Operating Subsidy will be based on HUD Final Rule (Revisions to Public Housing Operating Fund) published on September 19, 2005. The budget will be revised and updated with the new HUD Operating Subsidy which is expected to increase based on the new formula. The HUD Annual Contribution represents what HUD will pay on Federal Financing Bank (FFB) loan obligations for projects owned and operated by the FCRHA. This revenue offsets interest and principal expenses related to FFB loans.

In addition to the public housing support provided in this Fund, FY 2007 funds totaling \$959,658 are provided in the General Fund, Agency 38, Department of Housing and Community Development, in support of refuse-collection costs, painting expenses and townhouse/condominium-association fees for these properties. It should be noted that maintenance and administrative positions providing support for this program are funded in the General Fund.

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The current income limits for the program as established by HUD as of February 11, 2005 are as follows:

INCOME LIMITS		
Number of Persons	Very Low	Low
1	\$31,250	\$40,600
2	\$35,700	\$46,400
3	\$40,200	\$52,200
4	\$44,650	\$58,000
5	\$48,200	\$62,650
6	\$51,800	\$67,300
7	\$55,350	\$71,900
8	\$58,950	\$76,550

The Public Housing projects, as reflected in the following chart, are located throughout the County.

Project Name	HUD Number	Number of Units	Supervisory District
Audubon Apartments	VA 19-01	46	Lee
Rosedale Manor	VA 19-03	97	Mason
Newington Station	VA 19-04	36	Mt. Vernon
The Park	VA 19-06	24	Lee
Shadowood	VA 19-11	16	Hunter Mill
Atrium Apartments	VA 19-13	37	Lee
Villages of Falls Church <sup>1</sup>	VA 19-25	37	Mason
Heritage Woods I	VA 19-26	19	Braddock
Robinson Square	VA 19-27	46	Braddock
Heritage Woods South	VA 19-28	12	Braddock
Sheffield Village	VA 19-29	8	Mt. Vernon
Greenwood	VA 19-30	138	Mason
Briarcliff II	VA 19-31	20	Providence
West Ford II	VA 19-32	22	Mt. Vernon
West Ford I	VA 19-33	24	Mt. Vernon
West Ford III	VA 19-34	59	Mt. Vernon

## Fund 967

### Public Housing Program Projects Under Management

Project Name	HUD Number	Number of Units	Supervisory District
Barros Circle	VA 19-35	44	Sully
Belle View	VA 19-36	40	Mt. Vernon
Kingsley Park	VA 19-38	108	Providence
Scattered Sites	VA 19-39	25	Various
Reston Town Center	VA 19-40	30	Hunter Mill
Old Mill	VA 19-42	48	Lee
Ragan Oaks	VA 19-45	51	Sully
Tavenner Lane <sup>2</sup>	VA 19-51	12	Lee
Waters Edge	VA 19-52	9	Sully
West Glade <sup>2</sup>	VA 19-55	50	Hunter Mill
Scattered ADU Sites	VA 19-56	7	Various
<b>Total Units<sup>3</sup></b>		<b>1,065</b>	

<sup>1</sup> This HUD project includes one unit at Heritage Woods South in Braddock District.

<sup>2</sup> Properties are owned by limited partnerships of which the FCRHA is the managing general partner. Therefore, rental revenue and other expenses for these properties are not reported in Fund 967.

<sup>3</sup> There are projected to be 1,065 units of Public Housing; however, only 1,063 are income producing. There are two units off-line, one of which is used as an office and the other as a community room. Per HUD guidelines, the community room is not reported to HUD when requesting the HUD Operating Subsidy. Tavenner Lane and West Glade are reported separately when reporting to HUD, since they are partnership properties and have different reporting requirements. The FY 2007 vacancy rate is projected to be approximately one percent for public housing properties, primarily due to normal turnover.

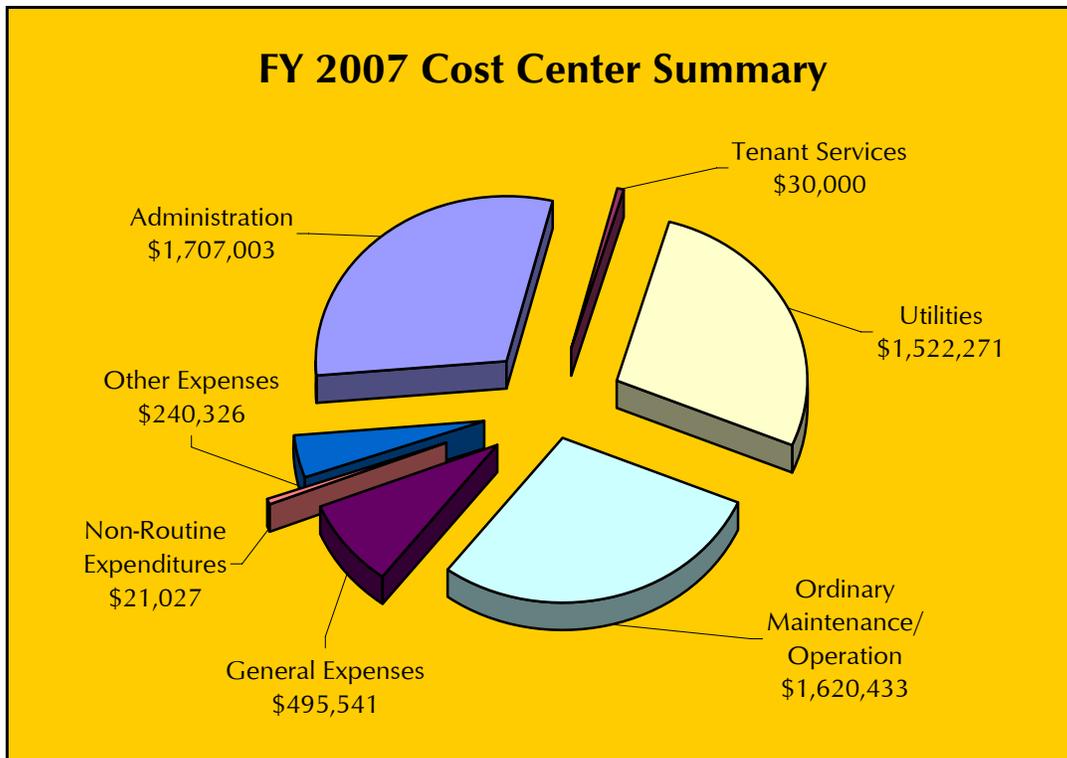
Admissions and Occupancy policies for this program are governed by the Quality Housing and Work Responsibility Act of 1998 (which amended the United States Housing Act of 1937) and are consistent with the objectives of Title VI of the Civil Rights Act of 1964. Eligibility for admission and occupancy to Low-Income Housing requires the applicants to fulfill the following general criteria: (1) qualify as a family, (2) have annual income which does not exceed the income limits for admission to a designated development, and (3) qualify under the Local Preference of working at least 30 hours per week in Fairfax County, being 62 years of age or older, or receiving disability payments based upon that person's ability to work.

# Fund 967

## Public Housing Program Projects Under Management

### Budget and Staff Resources

Agency Summary				
Category	FY 2005 Actual	FY 2006 Adopted Budget Plan	FY 2006 Revised Budget Plan	FY 2007 Advertised Budget Plan
Authorized Positions/Staff Years				
Regular	43/ 42.5	43/ 42.5	43/ 43	44/ 44
Expenditures				
Personnel Services	\$2,145,921	\$2,088,323	\$2,088,323	\$2,240,787
Operating Expenses	3,256,880	3,394,805	3,370,190	3,395,814
Capital Equipment	0	0	0	0
<b>Total Expenditures</b>	<b>\$5,402,801</b>	<b>\$5,483,128</b>	<b>\$5,458,513</b>	<b>\$5,636,601</b>



Position Summary		
<p><b>ADMINISTRATION</b></p> <p>1 Network/Telecom Analyst II</p> <p>1 Programmer Analyst I</p> <p><b>FINANCIAL MANAGEMENT</b></p> <p>1 Chief Accounting Fiscal Officer</p> <p>1 Accountant II</p> <p>5 Administrative Assistants III</p> <p>1 Administrative Associate</p> <p>1 Management Analyst I</p> <p>1 Business Analyst IV (1)</p>	<p><b>HOUSING MANAGEMENT</b></p> <p>1 DHCD Property Management Supervisor</p> <p>1 Housing Services Specialist V</p> <p>1 Housing Services Specialist IV</p> <p>1 Housing Services Specialist III</p> <p>7 Housing Services Specialists II</p> <p>2 Housing Services Specialists I</p> <p>3 Senior Maintenance Supervisors</p> <p>3 Air Conditioning Equipment Repairers</p>	<p>3 Carpenters II</p> <p>1 Carpenter I</p> <p>1 General Building Maintenance Worker II</p> <p>2 General Building Maintenance Workers I</p> <p>1 Painter I</p> <p>1 Administrative Assistant IV</p> <p>2 Administrative Assistants II</p> <p>1 Storekeeper</p> <p>1 Warehouse Worker-Driver</p>
<p><b>TOTAL POSITIONS</b></p> <p>44 Positions (1) / 44.0 Staff Years (1.0)</p>		<p>( ) Denotes New Position</p>

# Fund 967

## Public Housing Program Projects Under Management

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### **FY 2007 Funding Adjustments**

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

- ◆ **Employee Compensation** **\$152,464**  
An increase of \$152,464 in Personnel Services is necessary to support the County's compensation program.
  
- ◆ **Operating Requirements** **\$25,624**  
An increase of \$25,624 in Operating Expenses includes an increase of \$18,423 in utility requirements, based on HUD's historical-usage formula, an increase of \$5,200 for Tenant Services, and an increase of \$2,001 based on the amortized repayment schedule for the U.S. Department of Housing and Urban Development long-term mortgages and Federal Financing Bank bonds.
  
- ◆ **Transition to Project-Based Budgeting** **\$0**  
A 1/1.0 SYE Business Analyst IV was added to assist in the conversion of the Public Housing program and the Fairfax County Rental Program to a project-based budgeting and accounting system. One-time funding has been added to the General Fund for this position in FY 2007.

### **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** **(\$24,615)**  
A decrease of \$24,615 in expenses is due to revisions based on the U.S. Department of Housing and Urban Development (HUD) approved funding for resident services. FY 2006 revenues were increased by a net \$47,562 primarily due to an anticipated increase in both the HUD Operating Subsidy and the dwelling rental income, based on criteria developed by HUD utilizing their performance funding system, offset by decreases for tenant fees and charges based on historical trends.

# Fund 967

## Public Housing Program Projects Under Management

### FUND STATEMENT

Fund Type H96, Annual Contribution Contract                      Fund 967, Projects Under Management

	FY 2005 Actual	FY 2006 Adopted Budget Plan	FY 2006 Revised Budget Plan	FY 2007 Advertised Budget Plan
<b>Beginning Balance</b>	<b>\$982,572</b>	<b>\$912,496</b>	<b>\$1,320,535</b>	<b>\$1,355,867</b>
Revenue:				
Dwelling Rental Income	\$4,391,342	\$4,075,535	\$4,137,458	\$4,246,882
Excess Utilities	126,505	129,699	129,699	126,505
Interest on Investments	69,192	58,451	69,192	69,192
Other Operating Receipts	120,547	175,389	120,547	120,547
HUD Annual Contribution	239,205	238,325	238,325	240,326
HUD Operating Subsidy <sup>1</sup>	793,973	768,884	798,624	798,624
<b>Total Revenue</b>	<b>\$5,740,764</b>	<b>\$5,446,283</b>	<b>\$5,493,845</b>	<b>\$5,602,076</b>
<b>Total Available</b>	<b>\$6,723,336</b>	<b>\$6,358,779</b>	<b>\$6,814,380</b>	<b>\$6,957,943</b>
Expenditures: <sup>2</sup>				
Administration	\$1,659,110	\$1,661,368	\$1,661,368	\$1,707,003
Tenant Services	9,299	49,415	24,800	30,000
Utilities	1,514,674	1,503,848	1,503,848	1,522,271
Ordinary Maintenance and Operation	1,562,893	1,590,633	1,590,633	1,620,433
General Expenses	401,716	418,512	418,512	495,541
Non Routine Expenditures	20,495	21,027	21,027	21,027
Other Expenses	234,614	238,325	238,325	240,326
<b>Total Expenditures</b>	<b>\$5,402,801</b>	<b>\$5,483,128</b>	<b>\$5,458,513</b>	<b>\$5,636,601</b>
<b>Total Disbursements</b>	<b>\$5,402,801</b>	<b>\$5,483,128</b>	<b>\$5,458,513</b>	<b>\$5,636,601</b>
<b>Ending Balance<sup>3</sup></b>	<b>\$1,320,535</b>	<b>\$875,651</b>	<b>\$1,355,867</b>	<b>\$1,321,342</b>

<sup>1</sup> Category represents a U.S. Department of Housing and Urban Development (HUD) Operating Subsidy based on revenue and expenditure criteria developed by HUD utilizing their performance funding system criteria. Effective January 1, 2006, funding will be based on the Final Rule (revisions to public housing operating fund) published on September 19, 2005. It is anticipated that the HUD Operating Subsidy will increase based on this new formula. An adjustment will be made during the next budget cycle to reflect the increase once determined by HUD.

<sup>2</sup> Expenditure categories reflect HUD required cost groupings.

<sup>3</sup> The Ending Balance fluctuates due to adjustments for expenditures based on Pay for Performance criteria, salary cost adjustments, and revenue changes primarily due to HUD criteria for determining dwelling rental income.