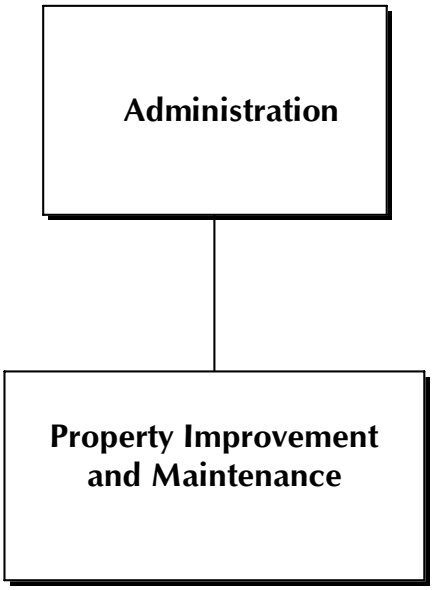
Fund 969
Public Housing Program Projects Under Modernization



Focus

Fund 969, Public Housing Projects Under Modernization, receives an annual federal grant, determined by formula, to be used for major physical and management improvements to public housing properties owned by the Fairfax County Redevelopment and Housing Authority (FCRHA). This grant program fund which was called the Comprehensive Grant Program (CGP) or the Modernization Program is now referred to as the Capital Fund Program (CFP). It is one of the two components of the Public Housing Program. The other fund supporting this program is Fund 967, Public Housing Under Management, which supports the daily maintenance and management of public housing properties.

Local public housing authorities submit a five-year comprehensive capital and management improvement plan to the U.S. Department of Housing and Urban Development (HUD) as part of the housing authority's Five Year Plan. The plan is updated each year as part of the Annual Plan. HUD reviews the plan and releases the annual capital grant amount that supports administrative and planning expenses as well as improvements to one or more projects. Housing authorities may revise the annual plan/budget to substitute projects as long as they are part of the Five Year Plan.

Five grant positions are supported in this fund for the administration of the program to include monitoring of all construction in process for projects that have been approved by HUD.

The FCRHA submitted an improvement plan in June 2005 for Program Year 34 (FY 2006) funding and received HUD approval for $1,650,048. Program Year 34 funding provides for staff administration, management improvements and capital improvements for four projects: VA0507, Capital Improvement Fund Year 34; VA1904, Newington Station; VA1932, Westford II; and VA1933, Westford I.

No FY 2007 funding is included for Fund 969 at this time. Funding will be allocated at the time of the award from HUD and will provide Program Year 35 funding for new and ongoing projects.

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Position Summary			
	PROPERTY MANAGEMENT AND IMPROVEMENT		
1	Housing Community Developer IV, G	1	Management Analyst I, G
2	Housing Community Developers III, G	1	Administrative Assistant II, G
TOTAL POSITIONS			
5 Positions / 5.0 Staff Years		**G Denotes Grant Positions**	

FY 2007 Funding Adjustments

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

- **Capital Fund Program Adjustments** **($1,650,048)**
  A decrease of $1,650,048 is associated with the allocation provided for Program Year 34 funding for staff administration, management improvements and capital improvements.

- **Carryover Adjustments** **($2,304,737)**
  A decrease of $2,304,737 due to the carryover of unexpended project balances as part of the *FY 2005 Carryover Review*.

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** **$2,304,737**
  As part of the *FY 2005 Carryover Review,* the Board of Supervisors approved an expenditure increase of $2,304,737 due to the carryover of unexpended project balances. In addition, FY 2006 revenues increased by $131,163 due to the anticipated reimbursement of expenses for projects previously approved by HUD.

- **Capital Fund Program Adjustments** **$1,650,048**
  Subsequent to the *FY 2005 Carryover Review,* an allocation of $1,650,048 provided for Program Year 34 funding for staff administration, management improvements and capital improvements for four projects: VA0507, Capital Improvement Fund Year 34; VA1904, Newington Station; VA1932, Westford II; and VA1933, Westford I.

- **Capital Fund Program Support** **$0**
  Subsequent to the *FY 2005 Carryover Review,* 1/1.0 SYE Merit Grant Administrative Assistant II was added to provide additional support for modernization programs.

A Fund Statement and a Summary of Capital Projects 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).

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FUND STATEMENT

Fund Type H96, Annual Contribution Contract **Fund 969, Projects Under Modernization**

	FY 2005 Actual	FY 2006 Adopted Budget Plan	FY 2006 Revised Budget Plan	FY 2007 Advertised Budget Plan
Beginning Balance	**$2,173,574**	**$0**	**$2,173,574**	**$0**
Revenue:				
HUD Authorizations[1]	$0	$0	$1,650,048	$0
HUD Reimbursements[2]	1,812,256	0	131,163	0
Total Revenue	$1,812,256	$0	$1,781,211	$0
Total Available	**$3,985,830**	**$0**	**$3,954,785**	**$0**
Expenditures:				
Capital/Related Improvements[3]	$1,812,256	$0	$3,954,785	$0
Total Expenditures	$1,812,256	$0	$3,954,785	$0
Total Disbursements	**$1,812,256**	**$0**	**$3,954,785**	**$0**
Ending Balance[3]	**$2,173,574**	**$0**	**$0**	**$0**

[1] Subsequent to the *FY 2005 Carryover Review*, an allocation of $1,650,048 provided for Program Year 34 management improvements, administration, planning fees and capital improvements for four projects: VA0507, Capital Improvement Fund Year 34, $613,848; VA1904, Newington Station, $386,000; VA1932, Westford II, $345,200; and VA1933, Westford I, $305,000.

[2] This represents HUD reimbursements for capital improvements, major repairs/maintenence and modernization of Public Housing properties.

[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.

Fund 969
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FY 2007 Summary of Capital Projects

Fund: 969 Public Housing, Projects Under Modernization

Project #	Description	Total Project Estimate	FY 2005 Actual Expenditures	FY 2006 Revised Budget	FY 2007 Advertised Budget Plan
VA0501	Capital Improvement - Year 28	$432,080	$0.00	$10,569.83	$0
VA0502	Capital Improvement - Year 29	788,485	124,199.92	0.00	0
VA0503	Capital Improvement - Year 30	627,541	132,463.71	42,452.53	0
VA0504	Capital Improvement - Year 31	433,281	93,371.72	117,196.86	0
VA0505	Capital Improvement - Year 32	120,360	60,193.36	20,320.64	0
VA0506	Capital Improvements - Year 33	728,904	313,840.34	415,063.66	0
VA0507	Capital Improvement - Year 34		0.00	613,848.00	0
VA0701	Comp Grant - Year One	290,851	0.00	0.00	0
VA0702	Comp Grant - Year Two	346,829	0.00	0.00	0
VA0703	Comp Grant - Year Three	374,978	0.00	0.00	0
VA0704	Comp Grant - Year Four	386,386	0.00	0.00	0
VA0705	Comp Grant - Year Five	288,906	0.00	0.00	0
VA0706	Comp Grant - Year Six	276,087	0.00	0.00	0
VA0707	Comp Grant - Year Seven	267,251	0.00	0.00	0
VA0708	Comp Grant - Year Eight	391,601	0.00	0.00	0
VA1900	One University	19,939	0.00	0.00	0
VA1901	Audubon Apartments	443,156	0.00	0.00	0
VA1904	Newington Station	1,471,153	97,789.00	761,775.00	0
VA1905	Green Apartments	2,186,251	0.00	0.00	0
VA1906	Park	735,132	172,201.00	0.00	0
VA1913	Atrium	1,025,175	199,278.27	80,721.73	0
VA1925	Villages at Falls Church	261,985	0.00	0.00	0
VA1927	Robinson Square	973,512	72,193.00	748.00	0
VA1929	Sheffield Village Square	74,915	0.00	0.00	0
VA1930	Greenwood Apartments	3,189,502	37,150.50	781,849.50	0
VA1931	Briarcliff Phase II	465,692	0.00	0.00	0
VA1932	Westford Phase II	925,365	0.00	345,200.00	0
VA1933	Westford Phase I	1,084,894	0.00	305,000.00	0
VA1934	Westford Phase III	1,236,295	0.00	0.00	0
VA1935	Barros Circle	766,602	30,946.00	5,398.24	0
VA1936	Belle View Condominiums	359,712	0.00	0.00	0
VA1938	Kingsley Park	1,947,582	147,658.16	87,634.00	0
VA1940	Reston Towne Center	773,183	240,691.47	328,034.19	0
VA1952	Water's Edge	129,253	90,280.00	38,973.00	0
Total		**$23,822,838**	**$1,812,256.45**	**$3,954,785.18**	**$0**