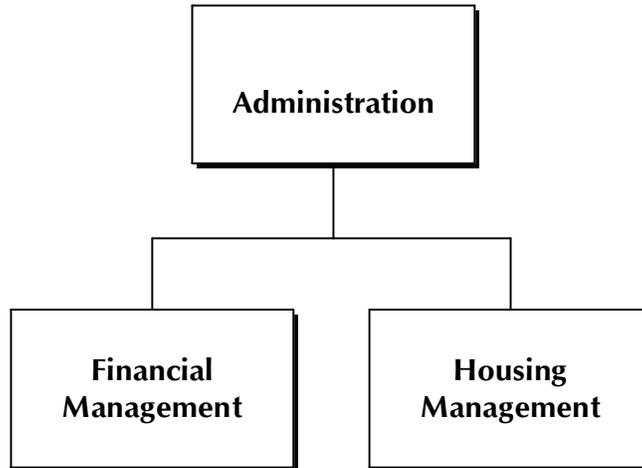


# Fund 967

## 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 each having 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 2008 revenues of \$6,055,142 represent an increase of \$453,066 or 8.1 percent over the FY 2007 Adopted Budget Plan primarily due to an increase in the projected Dwelling Rental Income and Investment Income. The Operating Subsidy is calculated based on a formula developed by HUD to provide a mechanism to align expenditures and revenues for Public Housing Authorities. Effective January 1, 2007, 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 calculation of operating subsidy under the Final Rule for the next HUD budget submission. 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 expense related to FFB Loans budgeted in the Other Expenses cost center.

In addition to the public housing support provided in this Fund, FY 2008 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	\$31,600	\$41,700
2	\$36,100	\$47,700
3	\$40,650	\$53,650
4	\$45,150	\$59,600
5	\$48,750	\$64,350
6	\$52,350	\$69,150
7	\$56,000	\$73,900
8	\$59,600	\$78,650

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 2008 vacancy rate is projected to be approximately one percent for public housing properties, primarily due to normal turnover.

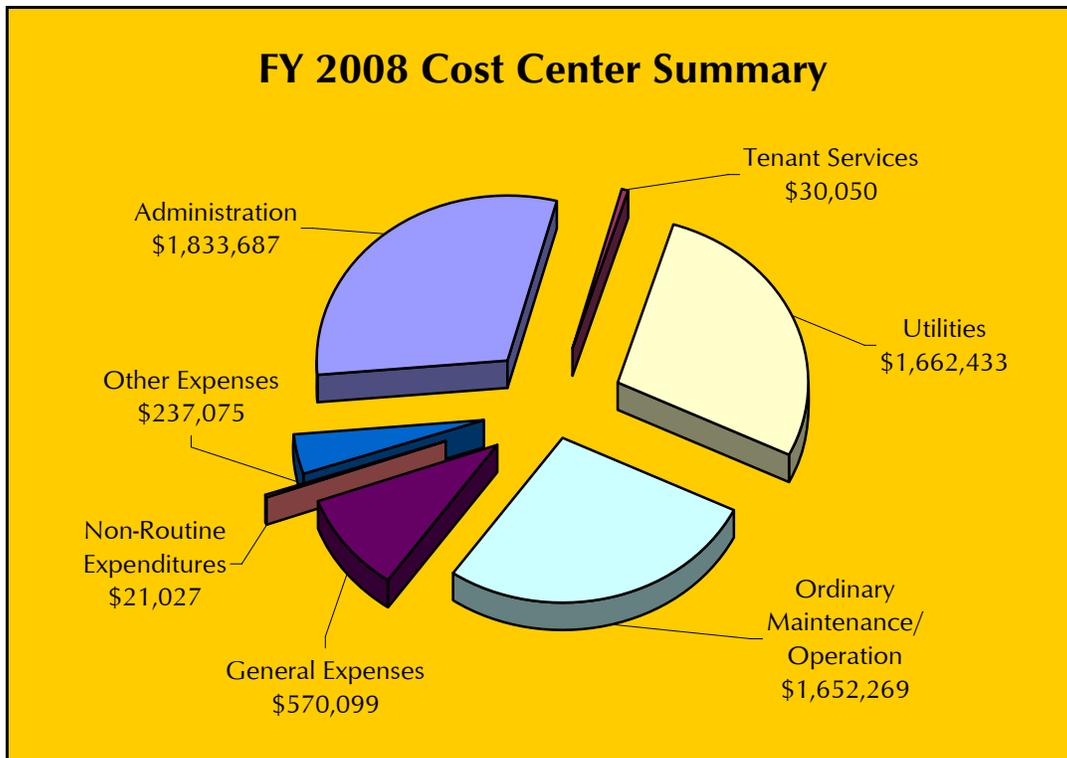
Admissions and Occupancy policies for this program are governed by the Quality Housing and Work Responsibility Act of 1998 (which amended the United States Housing Act of 1937) and are consistent with the objectives of Title VI of the Civil Rights Act of 1964. Eligibility for admission and occupancy 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 if head or spouse is employed, attending school or participating in a job training program, a combination thereof at least 30 hours per week; or is 62 or older; or is a primary caretaker of a disabled dependent; or meets HUD's definition of being disabled. Also, applicants must be from households that pay more than 30 percent of gross income for rent and utilities for the past 90 days (excluding telephone and cable costs) and who live or work in Fairfax County, City of Fairfax, City of Falls Church, or Town of Herndon.

# Fund 967

## Public Housing Program Projects Under Management

### Budget and Staff Resources

Agency Summary				
Category	FY 2006 Actual	FY 2007 Adopted Budget Plan	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan
Authorized Positions/Staff Years				
Regular	43/ 43	44/ 44	44/ 44	44/ 44
<b>Expenditures</b>				
Personnel Services	\$1,771,494	\$2,240,787	\$2,240,787	\$2,473,865
Operating Expenses	3,471,656	3,395,814	3,395,814	3,532,775
Capital Equipment	0	0	0	0
<b>Total Expenditures</b>	<b>\$5,243,150</b>	<b>\$5,636,601</b>	<b>\$5,636,601</b>	<b>\$6,006,640</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 Fiscal Administrator</p>	<p><b>HOUSING MANAGEMENT</b></p> <p>1 HCD Division Director 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>1 Storekeeper</p>	<p>2 Carpenters II</p> <p>1 Carpenter I</p> <p>3 General Building Maintenance Workers II</p> <p>2 General Building Maintenance Workers I</p> <p>1 Management Analyst I</p> <p>1 Administrative Associate</p> <p>1 Administrative Assistant IV</p> <p>2 Administrative Assistants II</p> <p>1 Warehouse Specialist</p>
<p><b>TOTAL POSITIONS</b></p> <p><b>44 Positions / 44.0 Staff Years</b></p>		

# Fund 967

## Public Housing Program Projects Under Management

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### **FY 2008 Funding Adjustments**

*The following funding adjustments from the FY 2007 Revised Budget Plan are necessary to support the FY 2008 program:*

- ◆ **Employee Compensation** **\$132,862**  
An increase of \$132,862 in Personnel Services is necessary to support the County's compensation program.
  
- ◆ **Operating Requirements** **\$136,961**  
A net increase of \$136,961 in Operating Expenses includes an increase of \$140,212 in utility requirements based on HUD's historical-usage formula and maintenance costs, and a decrease of \$3,251 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** **\$100,216**  
An increase of \$100,216 in Personnel Services is associated with 1/1.0 SYE Fiscal Administrator that was previously supported by Agency 38, Housing and Community Development in FY 2007. It is anticipated that a commensurate increase in the HUD Operating Subsidy will be sufficient to support the position. The position coordinates the HUD mandated conversion of the Public Housing program as well as the Fairfax County Rental Program to project-based budgeting and accounting.

### **Changes to FY 2007 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2007 Revised Budget Plan since passage of the FY 2007 Adopted Budget Plan. Included are all adjustments made as part of the FY 2006 Carryover Review and all other approved changes through December 31, 2006:*

- ◆ There have been no revisions to this fund since approval of the FY 2007 Adopted Budget Plan.

# Fund 967

## Public Housing Program Projects Under Management

### FUND STATEMENT

Fund Type H96, Annual Contribution Contract	Fund 967, Projects Under Management			
	FY 2006 Actual	FY 2007 Adopted Budget Plan	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan
<b>Beginning Balance</b>	<b>\$1,225,593</b>	<b>\$1,215,417</b>	<b>\$2,039,715</b>	<b>\$2,134,397</b>
Revenue:				
Dwelling Rental Income	\$4,534,434	\$4,246,882	\$4,246,882	\$4,534,434
Excess Utilities	114,081	126,505	126,505	114,081
Interest on Investments	161,788	69,192	161,788	161,788
Other Operating Receipts	172,529	120,547	120,547	172,529
HUD Annual Contribution	239,205	240,326	240,326	237,075
HUD Operating Subsidy <sup>1</sup>	835,235	798,624	835,235	835,235
<b>Total Revenue</b>	<b>\$6,057,272</b>	<b>\$5,602,076</b>	<b>\$5,731,283</b>	<b>\$6,055,142</b>
<b>Total Available</b>	<b>\$7,282,865</b>	<b>\$6,817,493</b>	<b>\$7,770,998</b>	<b>\$8,189,539</b>
Expenditures: <sup>2</sup>				
Administration	\$1,447,873	\$1,707,003	\$1,707,003	\$1,833,687
Tenant Services	9,787	30,000	30,000	30,050
Utilities	1,662,433	1,522,271	1,522,271	1,662,433
Ordinary Maintenance and Operation	1,442,067	1,620,433	1,620,433	1,652,269
General Expenses	421,395	495,541	495,541	570,099
Non Routine Expenditures	25,087	21,027	21,027	21,027
Other Expenses	234,508	240,326	240,326	237,075
<b>Total Expenditures</b>	<b>\$5,243,150</b>	<b>\$5,636,601</b>	<b>\$5,636,601</b>	<b>\$6,006,640</b>
<b>Total Disbursements</b>	<b>\$5,243,150</b>	<b>\$5,636,601</b>	<b>\$5,636,601</b>	<b>\$6,006,640</b>
<b>Ending Balance<sup>3</sup></b>	<b>\$2,039,715</b>	<b>\$1,180,892</b>	<b>\$2,134,397</b>	<b>\$2,182,899</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, 2007, funding is based on the Final Rule (revisions to public housing operating fund) published on September 19, 2005. It is anticipated that operating subsidy will increase based on this new formula. An adjustment will be made in subsequent budget cycles to reflect changes approved 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.