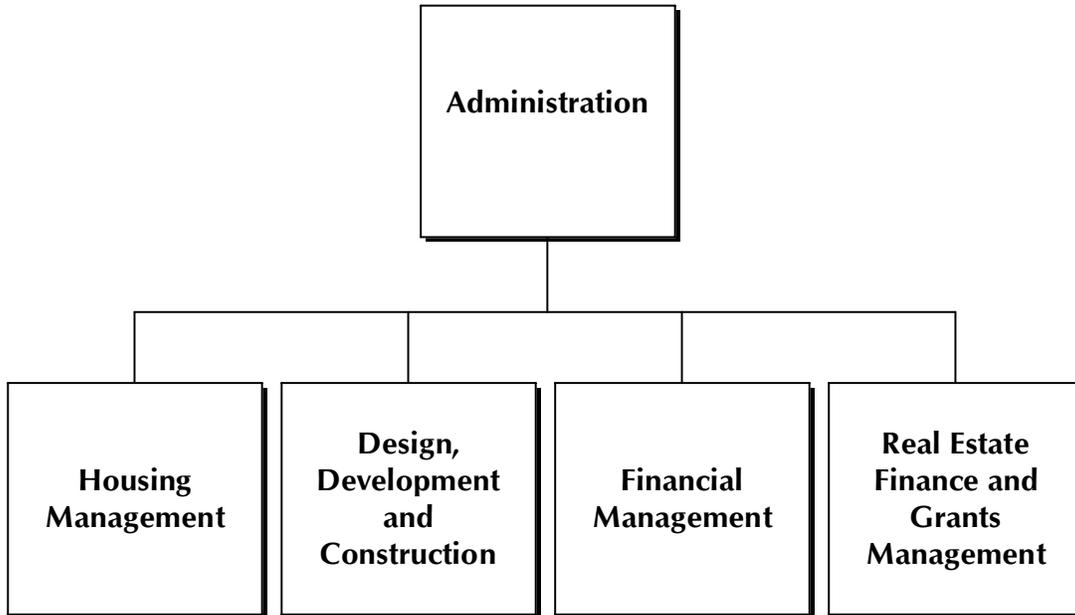


Fund 940

Fairfax County Redevelopment and Housing Authority General Operating



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 Fairfax County Redevelopment and Housing Authority (FCHRA). Driven by 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.

Focus

This fund includes all FCRHA revenues generated by financing fees earned from the issuance of bonds, monitoring and service fees charged to developers, management fees, investment income, project reimbursements, consultant fees and ground rents on land leased to developers. Revenue supports operating expenses for the administration of the private activity bonds, Home Improvement Loan Program (HILP) staff and other administrative costs, which crosscut many or all of the housing programs.

In FY 2009, revenue projections for Fund 940, FCRHA General Operating, are \$2,532,898, a decrease of \$677,490 or 21.1 percent from the [FY 2008 Adopted Budget Plan](#) as a result of a slowdown in the market. The revenue decrease is primarily attributable to an anticipated decline in developer fee income. Expenditures are \$3,240,490, an increase of \$30,102 or 0.9 percent over the [FY 2008 Adopted Budget Plan](#) due primarily to salary adjustments to support the County's compensation program. The difference of \$724,914 will come from fund balance.

Staff costs in the FCRHA Home Improvement Loan Program are supported by revenues from that program. Staff costs associated with FCRHA real estate development and financing activities are supported by the financing and development fees generated by these activities. In FY 2009, Fund 340, Housing Assistance Program, will continue to provide \$515,000 for community improvement activities to address current program needs for staffing and other efforts associated with countywide residential improvement and repair projects within the Department of Housing and Community Development.

Fund 940

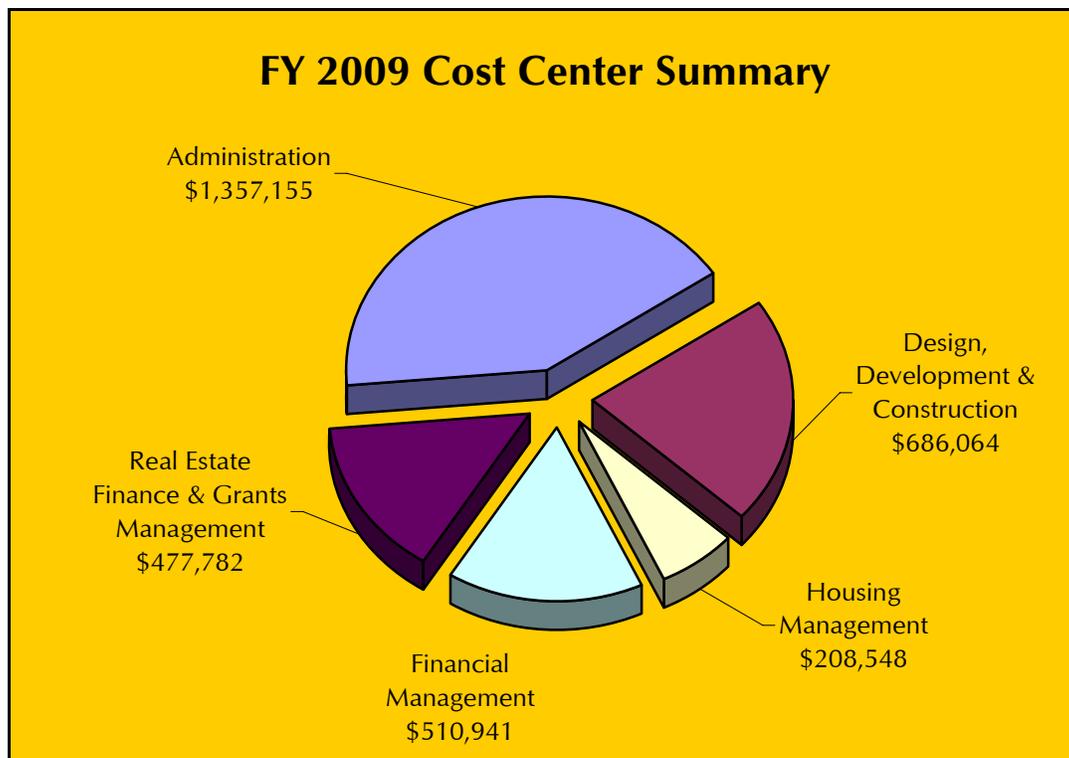
Fairfax County Redevelopment and Housing Authority General Operating

The FCRHA will continue to make tax-exempt financing available and earn related financing fees. The financing will be used for the agency's own development as well as for the construction or preservation of qualified multi-family housing owned by other developers. However, because many types of projects must compete for an allocation of tax-exempt bond authority from the limited pool of such authority available in the Commonwealth of Virginia, the number of FCRHA tax-exempt bond issues in any year is limited and will vary significantly from year to year. Under this financing mechanism, a percentage of the units in a housing development must meet lower income occupancy requirements. Since 1986, there have been two alternate standards for meeting these requirements. Either 20 percent of the units must be occupied by households with incomes at 50 percent or less of the Washington D.C./Baltimore Metropolitan Statistical Area (MSA) median income (adjusted for household size), or 40 percent of the units must be occupied by households with 60 percent or less of the MSA median income.

The FCRHA will continue to monitor existing tax-exempt financed multi-family housing projects to assure continuing developer compliance with program guidelines.

Budget and Staff Resources

Agency Summary				
Category	FY 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan
Authorized Positions/Staff Years				
Regular	31/ 31	31/ 31	31/ 31	31/ 31
Expenditures:				
Personnel Services	\$1,810,610	\$2,361,577	\$2,361,577	\$2,433,054
Operating Expenses	754,306	848,811	881,675	807,436
Total Expenditures	\$2,564,916	\$3,210,388	\$3,243,252	\$3,240,490



Fund 940

Fairfax County Redevelopment and Housing Authority General Operating

Position Summary		
<u>ADMINISTRATION</u> 1 Information Officer III 1 Information Officer II 1 Engineer Technician II 3 Administrative Assistants IV 1 Administrative Assistant III 1 Administrative Assistant II <u>FINANCIAL MANAGEMENT</u> 1 Fiscal Administrator 2 Accountants III 1 Accountant II 1 Administrative Assistant IV 1 Administrative Assistant III 1 Administrative Assistant II	<u>DESIGN, DEVELOPMENT AND CONSTRUCTION</u> 1 Division Director 1 Housing/Community Developer V 1 Housing/Community Developer IV 1 Housing/Community Developer IV 2 Housing/Community Developers III 2 Housing/Community Developers II 1 Housing Services Specialist II <u>HOUSING MANAGEMENT</u> 1 Housing/Community Developer V 1 Housing Services Specialist IV	<u>REAL ESTATE FINANCE AND GRANTS MANAGEMENT</u> 2 Housing/Community Developers V 1 Housing/Community Developer IV 1 Housing/Community Developer III 1 Housing/Community Developer II 1 Management Analyst III
TOTAL POSITIONS		
31 Positions / 31.0 Staff Years		

Note: As the result of a transition by the U.S. Department of Housing and Urban Development to a project based budgeting model for the maintenance of public housing facilities, a number of positions are being moved within the Fairfax County Department of Housing and Community Development to better align the positions to the developments they support. This realignment is driven by the movement of maintenance positions but also impacts financial and management positions to maintain the level of County support and the number of County positions while complying with the federal requirements. In FY 2009, 2/2.0 SYE positions were exchanged between Fund 940 and Fund 941, Fairfax County Rental Program and 3/3.0 SYE positions were exchanged between Fund 940 and Fund 967, Public Housing Projects Under Management.

FY 2009 Funding Adjustments

The following funding adjustments from the FY 2008 Revised Budget Plan are necessary to support the FY 2009 program:

- \$71,477**
◆ Employee Compensation
 An increase of \$71,477 in Personnel Services is associated with salary adjustments to support the County's compensation program as well as adjustments to compensation requirements associated with the implementation of project based accounting. As a result of budget constraints, compensation adjustments for County employees have been reduced. For FY 2009, employee increases as part of the pay for performance system have been discounted by 50 percent and the impact of the lower pay for performance funding is reflected above.
- (\$74,239)**
◆ Operating Expenses
 A decrease of \$74,239 in Operating Expenses is due to encumbered carryover as part of the FY 2007 Carryover Review, as well as projected expenditures based on prior year actuals.

Changes to FY 2008 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2008 Revised Budget Plan since passage of the FY 2008 Adopted Budget Plan. Included are all adjustments made as part of the FY 2007 Carryover Review and all other approved changes through December 31, 2007:

- \$32,864**
◆ Carryover Adjustments
 As part of the FY 2007 Carryover Review, \$32,864 was added due to encumbered carryover primarily for consultant costs and various program expenses.

Fund 940

Fairfax County Redevelopment and Housing Authority General Operating

FUND STATEMENT

Fund Type H94, FCRHA General Revenue	Fund 940, FCRHA General Operating			
	FY 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan
Beginning Balance	\$9,641,272	\$8,793,635	\$11,158,364	\$10,597,463
Revenue:				
Investment Income ¹	\$440,374	\$280,607	\$280,607	\$440,374
Monitoring/Developer Fees ²	1,411,843	1,248,392	720,355	548,365
Rental Income	72,934	63,912	63,912	63,912
Program Income ³	1,133,083	1,219,309	1,219,309	1,080,381
Other Income	1,023,774	398,168	398,168	399,866
Total Revenue	\$4,082,008	\$3,210,388	\$2,682,351	\$2,532,898
Total Available	\$13,723,280	\$12,004,023	\$13,840,715	\$13,130,361
Expenditures:				
Personnel Services	\$1,810,610	\$2,361,577	\$2,361,577	\$2,433,054
Operating Expenses	754,306	848,811	881,675	807,436
Total Expenditures	\$2,564,916	\$3,210,388	\$3,243,252	\$3,240,490
Total Disbursements	\$2,564,916	\$3,210,388	\$3,243,252	\$3,240,490
Ending Balance	\$11,158,364	\$8,793,635	\$10,597,463	\$9,889,871
Debt Service Reserve on				
One University Plaza	\$278,106	\$278,106	\$278,106	\$278,106
Cash with Fiscal Agent	6,250,405	5,011,666	6,250,405	6,250,405
Unreserved Ending Balance	\$4,629,853	\$3,503,863	\$4,068,952	\$3,361,360

¹ The FY 2009 amount reflects prior year actual receipts.

² The FY 2009 decrease is due to anticipated declines in developer fee income. Developer fees for FY 2009 are estimated to be \$158,275 for Cedar Ridge and \$100,000 for Olley Glen.

³ The FY 2009 decrease is due to anticipated declines in program income from Fund 142, Community Development Block Grant; Fund 143, Homeowner and Business Loan Program; and Fund 340, Housing Assistance Programs.