Housing and Community Development Program Overview

Introduction

The Housing Overview section describes the programs and projects operated by the Fairfax County Department of Housing and Community Development (HCD) and the multiple sources of funds that support these activities.

As a County agency, HCD undertakes many programs on behalf of the Board of Supervisors. HCD also serves as the administrative arm of the Fairfax County Redevelopment and Housing Authority (FCRHA), a separate legal entity that was established in 1966 pursuant to Chapter 1, Title 36 of the Code of Virginia. FCRHA's roles include planning, design, production, rehabilitation and maintenance of housing, for low- and moderate-income households, and assisting in the revitalization of neighborhoods in Fairfax County. Eleven Commissioners are appointed to the FCRHA for four-year terms by the Board of Supervisors. A chairman and vice-chairman are then selected by a vote of the commissioners.

The sources supporting HCD's operations include County funds, General Obligation Bonds, federal grants, private capital, revenue from program operations (e.g., developer fees, rent from tenants of housing owned by the FCRHA and income from repayment of loans) and, interest income. As a result of these multiple, complex funding streams, HCD has 20 funds. Some funds are appropriated by the Board of Supervisors, while others are allocated by the FCRHA. All are included in this budget in order to provide a complete financial overview. These 20 funds encompass all of the operations of HCD/FCRHA with the exception of several housing developments that are operated by outside management companies under contract with the FCRHA and/or are owned by the FCHRA in partnership with private investors. Separate financial records are maintained for these developments.

FY 2009 anticipated expenditures supporting the HCD and FCRHA activities total $106,963,840 including $9,114,173 in General Fund support, $37,037,773 in other County appropriated funds, and $60,811,894 in non-County appropriated funds. Total revenue for FY 2009 is anticipated to be $106,599,853 as shown on the Consolidated Fund Statement. Receipts from federal/state sources are anticipated to be $52,149,575, or 49 percent of total funding sources. More detailed descriptions of FY 2009 funding levels may be found in the narratives for each fund following this Overview.

Because HCD's programs are supported by multiple sources of funds, the Agency Mission and Focus, Program Goals, Key Accomplishments, FY 2009 Initiatives, and Performance Measures are consolidated in this Overview rather than appearing with each fund. Performance measures for FY 2009 are generally consistent with FY 2008 performance measures; however those related to Commercial Revitalization were transferred to the Office of Community Revitalization and Reinvestment within the Office of the County Executive, and revised measures for the Public Housing, Housing Choice Voucher and Fairfax County Rental Programs are included for FY 2008 and subsequent years. This Overview also provides summary information on the organization, staffing and consolidated budget for HCD.

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 FCHRA. Driven by a 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.

Housing and Community Development Program Overview

Focus

HCD connects with the residents of Fairfax County at their roots – home, neighborhood and community. All HCD programs, activities and services revolve around this important link and can be grouped in three service areas: **Affordable Housing**, **Neighborhood Revitalization**, and **Capital Formation and Capacity Building**.

Affordable Housing supports individuals and families in their effort to find homes that are safe, affordable, and stable.

Neighborhood Revitalization focuses on preserving and improving neighborhoods.

Capital Formation and Capacity Building focuses on development of partnerships with private investors and other public agencies resulting in capital investment and financial support for the HCD and FCRHA mission.

These service areas encompass all of the activities of the 20 HCD funds. The total FY 2009 Advertised Budget Plan of $107.0 million can be distributed to these service areas and the general costs of running the department. It should be noted that many of the functional areas of HCD cross these service areas, so an exact allocation to the service areas is not possible. The FY 2009 Advertised Budget Plan is $52.3 million less than the *FY 2008 Revised Budget Plan* due to previously allocated balances that have been carried over into FY 2008 to allow for continuation of the capital projects.

Highlighted below are the main functions included in each of the service areas. Additional information concerning the goals, accomplishments and key initiatives in each of these areas can be found after this summary.

THINKING STRATEGICALLY

Strategic issues for the department include:

- Fulfilling its purpose of providing opportunities for affordable housing and economic vitality in thriving diverse communities;
- Generating resources through the identification of new resources, new capital and new partnerships to support and enhance programs that serve the missions of HCD and the FCRHA;
- Producing, retaining, acquiring and restoring quality affordable residences, neighborhoods and communities;
- Ensuring the efficient management and maintenance of affordable housing in FCRHA programs in a manner consistent with or exceeding community standards;
- Providing opportunities to preserve, restore and improve the economic vitality of affordable residential neighborhoods and commercial neighborhoods; and
- Promoting the planning and implementation of technological innovations in HCD.

Affordable Housing:

Affordable Housing Preservation

As of January 2008, a total of 2,207 affordable units have been preserved for both homeownership and rental purposes in a variety of large and small projects. Of that number, 252 units are preserved as affordable housing for periods of five years or less, and 1,955 units are preserved for 20 years or longer. The FCRHA's major affordable housing preservation successes include: Wedgewood Apartments, 672 units (Braddock District); Janna Lee Village, 319 units (Lee District); Madison Ridge, 216 units (Sully District); Crescent Apartments, 180 units (Hunter Mill District); Coralain Gardens, 105 units (Mason District); Sunset Park Apartments, 90 units (Mason District); and, Hollybrooke II, 98 units and Hollybrooke III, 50 units (Mason District).

First-Time Homebuyers Program and Moderate Income Direct Sales Program

This program offers new and resale homes at below market prices. These homes are built by private developers and are located within neighborhoods throughout the County. HCD markets the homes and, in most cases, provides financing assistance to first-time homebuyers. In FY 2007, a total of 142 families purchased homes via the Fairfax County First-Time Homebuyers program. Through FY 2007, 1,792 homes have been sold to first-time homebuyers as a result of these programs. At the beginning of FY 2008, a new Homeownership Division was created in HCD to reflect the growing volume of work related to this function.

Below-Market Mortgages and Downpayment and Closing Costs Loans
The Homeownership Division facilitated the administration of $12,104,485 of below market mortgage funds in FY 2007. This included 51 loans to families through the Virginia Housing Development Authority's (VHDA) SPARC first-trust mortgage program, 44 loans through the VHDA HOME STRIDE below-market second trust, and eight loans totaling $62,217 in federal American Dream Downpayment Initiative (ADDI) funds. In addition, the Board approved a new below-market mortgage product for Fairfax County first-time homebuyers in FY 2007, the Homebuyer Equity Loan Program (HELP). This new program uses federal Home Investment Partnership (HOME) grant funds to provide loans of up to $91,000 for income-eligible households. In FY 2007, the FCRHA made 28 HELP loans totaling an investment of $2,351,152 in low and moderate-income homeownership in Fairfax County.

Homeownership Resource Center
The Homeownership Resource Center, located on the first floor of the FCRHA headquarters building on Pender Drive (Providence District), serves approximately 600 persons per month and provides information on homeownership, homeownership education, one-on-one and group counseling sessions, opportunities to meet with lenders, required applicant briefings, and coordination of resources for current and prospective first-time homebuyers. In FY 2007, the Homeownership Resource Center responded to nearly 5,000 telephone calls and over 2,400 walk-in clients.

Homeownership Education
Through a partnership with VHDA, local lenders and housing professionals, six-hour homeownership education classes were provided to potential Fairfax County homebuyers in FY 2007. Completion of the class qualifies graduates to participate in the First-Time Homebuyers Program and the ability to access below-market financing, down payment and closing cost assistance. Classes have been offered in English, Spanish, Vietnamese, Korean, and American Sign Language. During FY 2007, the Fairfax County First-Time Homebuyers Program conducted 21 orientation sessions serving 1,499 attendees, and 33 application sessions serving 381 attendees. Thirty VHDA homebuyer classes were held, serving 923 participants. In addition, first-time homebuyers learn about maintaining their home and their responsibilities as homeowners living within their community. In FY 2007, post-purchase education and counseling was provided on a quarterly basis to participants in the Housing Choice Voucher homeownership program. Also in FY 2007, HCD began providing post-purchase counseling, at settlement, for purchasers of Affordable Dwelling Units (ADUs) being re-sold through the FCRHA.

Foreclosure Prevention
Affordable housing units were preserved by the FCRHA intervention to stop foreclosures, which would have extinguished the affordability covenants.

Compliance Monitoring
Compliance monitoring is an ongoing activity which encompasses a variety of HCD programs. This activity includes monitoring of:

- Over 1,400 properties sold through the First-time Homebuyer Program (including "for-sale" Affordable Dwelling Units (ADUs));
- 939 privately-owned and operated rental ADUs;
- More than 670 committed Workforce Housing units;
- Over 3,000 Fairfax County/FCRHA-owned Public Housing and Fairfax County Rental Program (FCRP) units; and
- Over 3,000 Housing Choice Vouchers.

In addition, HCD also monitors the use of federal funds received by Fairfax County from the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs and granted to a variety of organizations.

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FCRHA Rental Housing
This function provides housing with rents commensurate with income. It includes properties under the Fairfax County Rental Program (FCRP) for those with modest means, as well as properties owned by limited partnerships affiliated with the FCRHA. In addition, it encompasses properties under the Fairfax County Public Housing Program and rental subsidies under the Fairfax County Housing Choice Voucher Program for those with very low incomes. These resources provide housing for over 6,000 low-and moderate-income households.

FCRHA Development Activities
HCD, in conjunction with the FCRHA, facilitates the development of affordable housing by non-profit and for-profit developers through incentives and financing. HCD and FCRHA also build and own housing for low-and moderate-income families and individuals, and households with special needs. In addition, FCRHA partners with private investors, through limited partnerships, to develop and operate affordable housing.

Active Adult Housing and Assisted Living
This activity provides 408 affordable active adult rental apartments in Fairfax, Herndon, Springfield, Lincolnia, in McLean, and the Mount Vernon/Gum Springs areas of Fairfax County, as well as 112 beds of assisted living at Braddock Glen in Fairfax and at The Lincolnian in Alexandria (Fairfax County).

Relocation Monitoring for Federally Funded Projects
This program provides technical assistance and monitoring for preservation initiatives. This activity also includes relocation services for all federally-funded projects throughout the agency. Staff conducted relocation reviews of 46 projects potentially using federal Community Development Block Grant (CDBG) and HOME funds in FY 2007.

Relocation Advisory Services for Condominium Conversion
These services provide technical assistance to developers under both the Fairfax County Relocation Guidelines and Fairfax County Code for projects where there is substantial rehabilitation and condominium conversion. Technical assistance under the federally mandated Uniform Relocation Act is provided if federal funds are involved in the project.

Affordable/Workforce Housing
This initiative is based on the recommendation of the Preservation Action Committee, a citizen task force appointed by the Board of Supervisors, to address the loss of affordable/workforce housing in the County. Strategies include providing incentives to owners of affordable units and financing projects which preserve affordable housing. The Board of Supervisors has dedicated revenue equivalent to the approximate value of one cent of the Real Estate Tax rate revenue for this purpose in Fund 319, The Penny for Affordable Housing Fund. The Board has also created a Workforce Housing Program through amendments to the Fairfax County Comprehensive Plan and Zoning Ordinance, and the adoption of a new Board policy. The Workforce Housing Program, based on the recommendations of the Board-appointed High-Rise Affordability Panel, is a proffer-based incentive system to encourage developers to provide workforce housing in the County's mixed-use development centers. The Board's action sets forth the expectation that 12 percent of all new residential units will be affordable to a range of moderate-incomes up to 120 percent of the Area Median Income (AMI). As of October 2007, the Board of Supervisors had approved 12 rezoning applications that include a total of 636 proffered workforce housing units.

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Neighborhood Revitalization:

Home Improvement Loan Program and Home Repair for the Elderly
These activities provide loans to homeowners and some landlords to fix up their properties. In addition, there is a crew to assist qualified elderly homeowners in making minor repairs at no charge. In FY 2007, over $435,000 was lent to homeowners for repairs and improvements to their property and 116 qualified disabled or elderly homeowners received free repairs.

Neighborhood Improvements
This activity is targeted at preservation and improvement in residential neighborhoods designated under the Community Improvement Program and in designated Conservation and Redevelopment areas. Following a community planning process and adoption of plans, the program also focuses on improvements to street, sidewalk, storm drainage and other infrastructure designed and constructed in conjunction with the Department of Public Works and Environmental Services (DPWES).

Blight Abatement
This activity addresses resident concerns about specific properties which are abandoned, dilapidated or otherwise unsafe. Efforts are made to encourage property owners to abate identified blight. If these efforts fail, the County may take direct action to repair or demolish the property. During FY 2007, HCD cleared 71 spot blight cases; 34 cases were abated or remediated; and 37 cases were determined to be not blighted.

Capital Formation and Capacity Building:

Funding Opportunities
This activity focuses on identifying and applying for available funding opportunities to leverage and supplement County funds for projects and programs. It includes federal entitlement grants such as Community Development Block Grant (CDBG) and HOME Investment Partnership Grant (HOME), other federal, state and local grants and loans, and private financing.

Partnering
This activity links the FCRHA financing abilities with those of the private sector (non-profit and for-profit) to generate additional financial resources. Non-profit corporations or limited liability corporations (LLC) formed by the FCRHA partner with private investors and benefit from Federal Low Income Housing Tax Credits to fund FCRHA affordable housing for families and seniors. In addition, the FCRHA issues revenue bonds to raise funds from private investors to fund affordable housing and community facilities.

Consolidated Plan/Consolidated Community Funding Advisory Committee (CCFAC)
HCD provides leadership in developing and implementing the County's annual Consolidated Plan in conjunction with the CCFAC, a citizen committee. The Consolidated Plan is the required annual application for several entitlement grants to the County from the U.S. Department of Housing and Urban Development (HUD), which provided about $9 million for local housing and community development programs in FY 2008.

Human Services
This activity provides resources to the County's non-profit partners through the Consolidated Community Funding Pool (CCFP) for critical human services such as youth programs, housing support services, and services targeted toward the County's immigrant population. A significant portion of the funding comes from CDBG, administered by HCD, which also supports CCFP planning and administers contract awards. CCFP will provide approximately $11.0 million in total funding for these services in FY 2009.

Affordable Housing Service Area

Goal

To implement the Board of Supervisors' Affordable Housing Goal that "opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means." This goal will be achieved through providing affordable housing preservation and development, technical assistance, and financing services in conjunction with the FCRHA and both for- and non-profit community partners; managing and maintaining quality affordable rental housing; administering rental housing subsidies in accordance with federal regulations and local policies; and providing homeownership opportunities to eligible households.

New Initiatives and Recent Accomplishments in Support of the Fairfax County Vision*

Maintaining Safe and Caring Communities	Recent Success	FY 2009 Initiative	Fund
Continue to implement strategies to address the loss of affordable/workforce housing in the County, including providing incentives to owners of affordable units and financing projects which preserve affordable housing. Ensure preservation of existing ADU's through the aggressive pursuit of over-financing and foreclosure prevention techniques. Pursue strategies to serve more individuals and families earning 50 percent or less of the Area Median Income and persons with disabilities.	☑	☑	144, 319
In FY 2008, acquired the Wedgewood Apartments, a 672-unit rental complex, in order to preserve it as affordable rental property. Will seek permanent financing of the acquisition in FY 2009. (Braddock District)	☑	☑	319
Purchased 8 units at the ParcReston condominium development that will be used for affordable housing. This investment also served as partial payment on five additional units at ParcReston that are expected to close in FY 2008. (Hunter Mill District)	☑		142, 319
Purchased 13 units at the Legato Corner condominium development for the FCRHA Magnet Housing Program, as part of a partnership agreement with the Fairfax County Public Schools (FCPS), which established preferences for teachers in critical field areas, such as special education and science. (Springfield District)	☑		144, 319
Purchased four units at the East Market condominium development, three of which will be used as Magnet Housing for FCPS bus drivers. (Springfield District)	☑		145
Convert 46 FCRHA Public Housing units at Audubon to single resident occupancy (SRO) housing. In partnership with the Fairfax-Falls Church Community Services Board, assist with voluntary moves of seniors to senior-friendly properties through voucher assistance. (Lee District)		☑	144, 969, 966
Work with members of the Yorkville Cooperative to pursue the acquisition and preservation of 237 affordable units by the FCRHA. (Providence District)		☑	144, 319

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Maintaining Safe and Caring Communities	Recent Success	FY 2009 Initiative	Fund
Provide homeownership counseling and services to tenants in Public Housing through the HUD-funded Family and Homeownership Program.		☑	143, 966
Recommend revisions for the future expansion of the Housing Choice Voucher Homeownership program.		☑	142, 145, 966
Provide rehabilitation grants for Affordable Dwelling Units and Moderate Income Direct Sales properties.		☑	145
Continue to improve the property security audit program through greater involvement and coordination with residents, managers, and the Property Improvement and Maintenance Division. Recent successes include Old Mill Gardens, Murraygate, and Audubon.	☑	☑	941, 967
Implement the HUD Resident Opportunity and Self-sufficiency (ROSS) grant-funded Public Housing Homeownership Program. Target families in the "flat rent" program (i.e., rent paid by residents of Public Housing whose income-based rent exceeds the market rent for the property) and those participating in the Family Self-Sufficiency (FSS) program.		☑	965
Continue to provide emergency time-sensitive assistance and housing counseling to Huntington Flood victims though the Home Improvement Loan Program. Implemented a new program to reimburse Huntington residents in the flood zone for flood insurance costs. The program began in May 2007, and had 26 applications by the end of FY 2007.	☑	☑	340
Identify opportunities to link affordable housing preservation activities with the goals of the countywide ten-year plan to end homelessness.		☑	TBD
As part of the County's initiative to end homelessness in 10 years, continue a Partnership for Permanent Housing program, which provides Tenant-Based Rental Assistance (TBRA) funds to move up to 25 homeless families from the County's shelters and transitional housing into stable affordable rental housing, and eventually to homeownership. At the end of FY 2007, 23 families were participating in the program.	☑	☑	145
Continue to assist low-income first-time homebuyers through the Home Equity Loan Program (HELP) to close the gap between an affordable first mortgage and the sales price of a market rate home in the County. HELP participants receive up to $91,767 in homebuyer assistance; up to $21,767 in down payment/closing cost assistance and up to $70,000 in a second mortgage. Twenty-eight loans totaling $2,351,162 were processed in FY 2007.	☑	☑	145

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Building Livable Spaces	Recent Success	FY 2009 Initiative	Fund
Continue predevelopment efforts to support the construction of 90 units of active adult housing and associated site improvements at Olley Glen (formerly Little River Glen III). (Braddock District)	☑	☑	319, 340, 948
Construct the Lewinsville Senior Complex which includes: 1) a new 59,000 square foot building containing 60 beds of Assisted Living; 2) a commercial kitchen and dining facility; 3) a wing to include 22 units of active adult housing; 4) renovation of the existing 38,000 square foot building to accommodate up to 80 seniors in an expanded Senior Center, two adult day health care centers to serve up to 40 seniors each, two child day care facilities with upgraded playgrounds to serve approximately 200 children, and site improvements to improve parking, lighting and landscaping; and 5) providing associated road improvements. (Dranesville District)		☑	TBD
Adopted a new Universal Design Policy governing construction and renovation of FCRHA-owned multifamily properties and projects financed through the Affordable Housing Partnership Program (AHPP).	☑		142, 144, 145, 319
Provided financing and consultation to the District Home in the development of Birmingham Green, an affordable assisted living facility that is adjacent to the existing nursing home previously developed by the FCRHA.	☑		145
Continue to expand the Magnet Housing program, including construction of Glenwood Mews townhouses (15 units of Magnet Housing) and predevelopment of the West Ox Road project (approximately 30 units of Magnet Housing plus an on-site training facility).	☑	☑	948
Purchased the 180-unit Crescent Apartment complex on 16.5 acres in Reston to preserve affordable rental units for lower-income families in the County. Continue to evaluate the potential for additional development on the site, in coordination with the Lake Anne revitalization area. (Hunter Mill District)	☑	☑	319
Continue to assist in financing and providing ongoing rental subsidies to eligible tenants at Chesterbrook, a new property with 97 units of assisted living on property owned by the National Capital Presbytery in the McLean area of the Dranesville District.	☑	☑	966, 144, 142
Continue to provide opportunities for low- and moderate-income families to purchase their first home. In FY 2007, 142 families purchased homes using the Fairfax County First-Time Homebuyers Program.	☑	☑	142
Continue to use federal American Dream Downpayment Initiative Program funds to assist first-time homebuyers. Eight loans totaling $68,217 were awarded in FY 2007.	☑	☑	142, 145

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Building Livable Spaces	Recent Success	FY 2009 Initiative	Fund
Continue operation of the Homeownership Resource Center to assist low- and moderate-income households who are interested in becoming homeowners. In FY 2007, the Center served 2,430 walk-ins and 4,901 telephone inquiries.	☑	☑	142
Explore lease to purchase options for eligible FCRHA tenants interested in becoming homebuyers.		☑	145
Renovated 48 units at Penderbrook Apartments (Providence District) with new kitchen cabinets, appliances, windows, and siding in FY 2007 to ensure that FCRHA properties provide an attractive, safe and decent living environment for tenants.	☑		969
Rehabilitate 195 units at Cedar Ridge Apartments (Hunter Mill District).		☑	144
Rehabilitate and modernize 154 Public Housing units at Kingsley Park (Providence District) and Audubon (Lee District) properties.		☑	967, 969
Connecting People and Places	**Recent Success**	**FY 2009 Initiative**	**Fund**
Encourage public/private partnerships for the development of workforce and affordable housing on County-owned land.		☑	319
Continue to provide innovative, residential support services to disabled Fairfax County residents participating in the Housing Choice Voucher and Public Housing programs in partnership with a local non-profit, Psychiatric Rehabilitation Services. Services are made possible through a HUD Resident Opportunity and Supportive Services Grant.	☑	☑	965, 967
Continue a Magnet Housing partnership with INOVA Health System to provide affordable housing close to hospitals for nursing program students. Townhomes completed in FY 2008 at Glenwood Mews are rented to nurses and other allied health providers working for Inova Health System.	☑	☑	144
Maintaining Healthy Economies	**Recent Success**	**FY 2009 Initiative**	**Fund**
Continue to support the implementation of a new Workforce Housing program, including monitoring of proffered units in the development pipeline.	☑	☑	TBD
Continue to increase size and scope of the Family Self-Sufficiency program as HUD funding becomes available.	☑	☑	966, 967

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Creating a Culture of Engagement	Recent Success	FY 2009 Initiative	Fund
Continue to implement a Language Access Initiative to provide information on FCRHA rental assistance programs (Housing Choice Voucher, Public Housing, and Fairfax County Rental Program) to households where English is not the primary language and the ability to read, write and understand English is limited.	☑	☑	941, 966, 967
Continue to update the HUD Annual Plan for Public Housing to include the resident survey follow-up plan and continue to solicit recommendations from the community, the FCRHA, and the Resident Advisory Council on Plan revisions.	☑	☑	966, 967
Through the Annual Plan process, ensure non-discriminatory access to housing programs for victims of domestic violence.		☑	966, 967
Exercising Corporate Stewardship	**Recent Success**	**FY 2009 Initiative**	**Fund**
Continue to leverage federal and state funds for low- and moderate-income homeownership in Fairfax County. Total funds leveraged in FY 2007 was $12,104,485.	☑	☑	142
Continue to upgrade technological support (Yardi) aimed at improving effectiveness and efficiency in the Housing Choice Voucher (HCV), Public Housing and Fairfax County Rental Programs through conversion to Yardi Portal for intake processes and Yardi 6.0 for all other programs.	☑	☑	941, 966, 967
Continue to explore new funding sources to increase and expand services to provide flexibility to respond to emergencies. For example, in FY 2007, HCD used Tenant-Based Rental Assistance (TBRA) funds to help Huntington Flood victims.	☑	☑	145
Continue to earn HUD "High Performer" status for HCD's performance in the Housing Choice Voucher (HCV) program under the Section 8 Management Assessment Program (SEMAP).	☑	☑	966
Continue to earn HUD "High Performer" status for HCD's performance in the Public Housing Program under the Public Housing Assessment Program (PHAS).	☑	☑	967
Continue to maintain 95 percent or better funding utilization in the Housing Choice Voucher Program.	☑	☑	966
Continue to utilize project-based federal housing voucher assistance as funding permits to include FCRHA-owned properties.	☑	☑	966

* A complete listing and description of the Department of Housing and Community Development (HCD) funds may be found at the end of the HCD Program Overview.

Key Performance Measures

Affordable Housing Preservation

Objectives

- To preserve 2,500 units of affordable housing by the end of calendar year 2012 and to leverage each County "The Penny for Affordable Housing Fund" and "Housing Trust Fund" dollar with $3 in non-County resources.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	FY 2008	FY 2009
Output:					
Affordable housing units preserved	186	581	275 / 531	795	275
Efficiency:					
General County funds per affordable housing unit preserved	NA	$37,750	$78,736 / $57,199	$65,000	$70,000
Service Quality:					
Funds leveraged per $1 of County funds for units preserved (1)	NA	$3	$3 / $4	$3	$3
Outcome:					
Cumulative number of affordable units preserved since April 2004	300	881	1,156 / 1,412	2,207	2,482

(1) The $3:$1 ratio includes both the Penny for Affordable Housing (Fund 319) and Housing Trust Fund (Fund 144) dollars. The average leveraging ratio for The Penny for Affordable Housing dollars in FY 2007 was $3.97:$1.

Performance Measurement Results

In FY 2007, a total of 531 affordable units were preserved via the Fairfax County Redevelopment and Housing Authority's (FCRHA) acquisition, financing, and/or negotiated agreements. For every County dollar expended, an average of $3.94 was leveraged.

Public Housing

Objectives

- To obtain a Public Housing Assessment System (PHAS) rating of 85 percent or better on a 100-point scale in the categories of vacant unit turnaround time, capital fund administration, work order completion, security, unit inspections, self-sufficiency and resident satisfaction.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	FY 2008	FY 2009
Output:					
Clients housed	3,165	2,933	2,940 / 2,924	2,924	2,924
Efficiency:					
Cost per client (1)	$2,037	$2,131	$2,293 / $2,395	NA	NA
Average income served as percentage of Area Median Income (2)	NA	NA	NA / 26%	30%	30%
Service Quality:					
Occupancy rate	99%	99%	96% / 99%	96%	96%
Percent on-time inspections (2)	NA	NA	NA / 99%	95%	95%
Percent on-time re-certifications (2)	NA	NA	NA / 99%	95%	95%
Outcome:					
HUD's PHAS rating (3)	97%	96%	85% / NA	85%	85%

(1) Measure discontinued for FY 2008.

(2) New measure for FY 2008.

(3) This rating covers the fiscal year and is awarded within six months at the end of the fiscal year. A PHAS rating above 90 percent earns the FCRHA a rating of "High Performer."

Performance Measurement Results

In FY 2007, the Public Housing program continued to provide high quality housing to nearly 3,000 Fairfax County residents and maintained a high occupancy rate of 99 percent at the properties. Agency indicators in nearly every area of the Public Housing Assessment System (PHAS) are rated very highly, resulting in an overall PHAS rating of 96 percent in FY 2006, the most recent assessment awarded. The cost per client in FY 2007 increased only slightly to $2,395 per client. Ninety-nine percent of re-certifications were completed on time in FY 2007. The average income served, as a percent of the Area Median Income, was 26 percent in FY 2007 ($25,515 for a family of four).

Fairfax County Rental Program (FCRP)

Objectives

- To obtain a Program Assessment rating of 85 percent or better on a 100-point scale in the categories of vacant unit turnaround time, work order completion, security, unit inspections, self-sufficiency and resident satisfaction.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	FY 2008	FY 2009
Output:					
Clients housed (1)	1,378	1,355	1,355 / 1,386	3,875	3,900
Number of units in program (2)	NA	NA	NA / 1,783	1,808	1,833
Efficiency:					
Cost per client (3)	$1,985	$2,248	$2,380 / $2,446	NA	NA
Average income served as a percentage of Area Median Income (2)(4)	NA	NA	NA / 41%	70%	70%
Service Quality:					
Occupancy rate	99.0%	98.8%	96.0% / 98.0%	96.0%	96.0%
Percent on-time re-certifications (2)	NA	NA	NA / NA	95%	95%
Outcome:					
FCRP assessment rating (5)	78%	88%	85% / 80%	85%	85%

(1) For FY 2008 and subsequent years, this measure will be calculated to include residents of all FCRP properties, including those managed by third-party firms. In FY 2007 and prior years, this number only included residents of Fairfax County Rental Program properties under FCRHA management.

(2) New measure for FY 2008.

(3) Measure discontinued for FY 2008.

(4) The estimated income served for FY 2008 and FY 2009 shows the maximum income that can be served in the Affordable Dwelling Units purchased for the FCRP program; actual incomes served are generally significantly lower.

(5) This assessment is applied to units which are managed by the FCRHA and does not include units that are privately managed.

Performance Measurement Results

In FY 2007, there were 1,783 family housing units in the program, and the cost per client was $2,446. Occupancy remained at 98 percent and the average income served as a percent of the Area Median Income was 41 percent ($38,745 for a family of four). Eighty percent of the residents residing in FCRP properties indicated that they were satisfied or very satisfied with the FCRP program. This is a decrease from the FY 2006 actual of 88 percent as the FCRP absorbed a significant number of new units in FY 2007 that resulted in somewhat longer vacancy rates, which had an impact on overall program performance assessment.

Section 8

Objectives

- To obtain a Section 8 Management Assessment rating of 85 percent or better on a 100-point scale in the categories of timeliness and quality of inspections, rent calculations, lease-ups and contract enforcement, as well as in nine other areas specified by HUD.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	FY 2008	FY 2009
Output:					
Clients housed (1)	10,140	8,676	8,665 / 8,108	8,648	8,648
Efficiency:					
Cost per client (2)	$3,985	$4,594	$4,865 / $4,992	NA	NA
Average income served as a percentage of Area Median Income (3)	NA	NA	NA / 21%	30%	30%
Service Quality:					
Utilization rate	99%	96%	95% / 102%	98%	98%
Percent on-time inspections (3)	NA	NA	NA / 99%	95%	95%
Percent on-time recertifications (3)	NA	NA	NA / 100%	95%	95%
Outcome:					
HUD SEMAP rating	93%	86%	85% / 103%	85%	85%

(1) The number of clients housed in FY 2007 declined due to a continued decrease in average household size. However, because of recent additional funding from HUD, the FCRHA anticipates increasing the number of vouchers by approximately 200, resulting in an anticipated 540 additional people served in FY 2008. Should this additional HUD funding not be available in FY 2009, estimates of the number of clients served will be adjusted accordingly.

(2) Measure discontinued for FY 2008.

(3) New measure for FY 2008.

Performance Measurement Results

HUD changed its Housing Choice Voucher funding methodology from the number of vouchers available to budget authority. As a result, an increase in the average rents as well as an increase in payment standards from 90 percent of the Fair Market Rent (FMR) to 100 percent FMR increased the amount of subsidy per client. This caused a decrease in the number of clients able to be served within the HUD budget authority provided. The number of clients housed in FY 2007 was 8,108 and the average income served as a percent of the Area Median Income was 21 percent ($19,845 for a family of four). The FCRHA intentionally expended approximately $500,000 in HAP reserves to fund Housing Choice Vouchers in FY 2007 in anticipation of a potential recapture of those funds by HUD in the future, which resulted in a 102 percent utilization rate for FY 2007. In addition, the FCRHA received bonus points for its successful efforts to deconcentrate poverty among Housing Choice Voucher participants and therefore received a SEMAP rating of 103 percent in FY 2007, which demonstrates highly effective stewardship of this vital federal affordable housing resource.

Elderly Housing Programs – Assisted Living

Objectives

- To accurately track the cost for two subsidized assisted living facilities that contain a total of 112 beds.

Indicator	Prior Year Actuals FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	Current Estimate FY 2008	Future Estimate FY 2009
Output:					
Clients housed (1)	52	52	52 / 52	112	112
Efficiency:					
Cost per client (1)	$29,534	$26,176	$24,104 / $21,168	$28,891	$30,000
Service Quality:					
Occupancy rate	96%	98%	96% / 95%	98%	98%
Outcome:					
Overall customer satisfaction rating (2)	NA	NA	NA / NA	NA	85%

(1) This indicator includes the new Braddock Glen facility for FY 2008 and FY 2009 estimates. Previously, this measure only measured the 52-bed Lincolnia facility.

(2) This indicator is in development and will be reported for FY 2009.

Performance Measurement Results

In FY 2007, this performance measure addressed performance of one assisted living development with 52 beds/units. The cost per client decreased from $26,176 in FY 2006 to $21,168 in FY 2007, but is projected to increase in FY 2008 and FY 2009 due to a new methodology that will be used to more accurately depict actual costs. The property maintained a 95 percent occupancy rate in FY 2007.

Homeownership

Objectives

- To obtain a Program Assessment rating of 95 percent or better on indicators addressing sales rate, foreclosures and rate of participation.

Indicator	Prior Year Actuals FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	Current Estimate FY 2008	Future Estimate FY 2009
Output:					
First-time homebuyers	114	92	100 / 142	100	100
Efficiency:					
Cost per new homeowner (1)	$1,838	$2,337	$2,000 / $1,656	$2,100	$2,200
Non-county funds leveraged for Fairfax County First-Time Homebuyers (2)	NA	NA	NA / $12,104,485	$10,000,000	$10,000,000
Service Quality:					
Participant satisfaction survey scores	95%	95%	95% / 97%	95%	95%

Indicator	Prior Year Actuals FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	Current Estimate FY 2008	Future Estimate FY 2009
Outcome:					
Assessment rating	95%	95%	95% / 95%	95%	95%

(1) Cost also includes staff response to more than 4,900 phone calls and 2,400 walk-ins in FY 2007.

(2) New measure for FY 2008.

Performance Measurement Results

The number of new and resale units varies from year to year, due to a variety of external factors such as real estate market conditions and the economy. The pace of real estate development in the County determines the timing of the production of affordable dwelling units (ADUS) within new residential developments. In FY 2007, 142 first time homebuyers achieved homeownership utilizing HCD programs, which is 42 more than the FY 2007 estimate, hence a lower cost per new homeowner than estimated. In FY 2007, the service delivery satisfaction rate was 97 percent, higher than the 95 percent in FY 2006.

Neighborhood Revitalization Service Area

Goal

To provide opportunities to preserve, restore and improve the economic vitality of affordable residential neighborhoods and commercial service areas.

New Initiatives and Recent Accomplishments in Support of the Fairfax County Vision *

Maintaining Safe and Caring Communities	Recent Success	FY 2009 Initiative	Fund
Continue the neighborhood improvement program in the Jefferson Manor Conservation Area and ongoing activities associated with neighborhood improvement projects in Bailey's Crossroads, Fairhaven, Gum Springs and James Lee.	☑	☑	144, 340
Continue to improve residences through the Home Repair for the Elderly Program. In FY 2007, 116 residences were improved through the program and the average income served by the program was $18,918, or approximately 29 percent of the Area Median Income for a family of one.	☑	☑	142
Continue to make loans, grants, or advances through the Home Improvement Loan Program. In FY 2007, made 22 loans, grants or advances totaling $435,758.	☑	☑	142
Continue to clear, abate or remediate blight cases. In FY 2007, 71 spot blight cases were cleared; 34 were abated or remediated; and 37 cases were not determined to be blighted.	☑	☑	340
Provide "fast track" of reported blight cases to enhance ability to facilitate abatement.		☑	340, 940

* A complete listing and description of the Department of Housing and Community Development (HCD) funds may be found at the end of the HCD Program Overview.

Key Performance Measures

Neighborhood Preservation

Objectives

- To leverage and/or obtain $13 in additional funds per $1 of County funds for affordable housing, housing preservation, neighborhood improvement, and public service and to improve County residential properties utilizing the Blight Abatement Program, Home Improvement Loan Program, Home Repair for the Elderly, and the Neighborhood Improvement Program.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	FY 2008	FY 2009
Output:					
Properties improved and enhanced	311	257	273 / 256	237	249
Efficiency:					
General County funds per property improved or enhanced	$525	$396	$1,630 / $1,033	$1,172	$1,172
Service Quality:					
Leveraged funds per $1 of County funds	$13	$18	$4 / $11	$12	$13
Outcome:					
Cumulative number of properties improved or enhanced since 2000 through County programs	311	568	841 / 824	1,061	1,310

Performance Measurement Results

In FY 2007, 256 properties were improved or enhanced, which was lower than the number estimated because the number of loans related to Huntington-area floods was lower than expected. In addition, $11 was leveraged for every $1 in County funds expended.

Commercial Area Revitalization

Objectives

- To leverage and/or obtain $69 in additional funds for every $1 in County funds spent in commercial service areas.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2005 Actual	FY 2006 Actual	FY 2007 Estimate/Actual	FY 2008	FY 2009
Output:					
Annual County funding budgeted	$633,150	$671,000	$668,121 / NA	$701,527	NA
Federal and State funding obtained	$1,410,000	$1,201,000	$600,000 / NA	$630,000	NA
Private investment (1)	$41,332,132	$57,015,000	$45,450,779 / NA	$47,723,317	NA
Efficiency:					
Dollars of private investment for every County $1 expended	$68	$85	$68 / NA	$68	NA
Total dollars for every County $1 expended	$65	$87	$69 / NA	$69	NA
Service Quality:					
Visits to businesses	NA	203	100 / NA	100	NA
Web page requests (www.fcrevit.org)	5,285	333,013	150,000 / NA	157,500	NA
Outcome:					
Percent change in private investment	NA	28%	7% / NA	5%	NA

(1) The Department of Tax Administration and DPWES have changed their system for reporting building permits, which is the source of the "Private Investment Funding" number. The actual for FY 2006 is an estimate based on a recent survey of developers conducted by HCD staff. The FY 2007 and FY 2008 Private Investment Funding estimates assume using building permit information, which was the methodology used to develop the estimates and report actual data in FY 2005.

Performance Measurement Results

As part of the *FY 2007 Carryover Review*, activities related to Commercial Area Revitalization were transferred to the Office of Community Revitalization and Reinvestment within the Office of the County Executive.

Capital Formation and Capacity Building Service Area

Goal

To pursue partnerships with investors, the philanthropic community, the Commonwealth and the federal government that will result in capital investment and financial support for the DHCD and FCRHA mission. In addition, to enhance the potential for successful development and preservation by helping to increase the number of viable development organizations, and assisting these organizations in increasing their development capacity.

New Initiatives and Recent Accomplishments in Support of the Fairfax County Vision *

Maintaining Safe and Caring Communities	Recent Success	FY 2009 Initiative	Fund
Provided funding to AHP Virginia LLC for the preservation and rehabilitation of the Janna Lee Village Apartments, a 319-unit rental complex. The FCRHA owns the land on which the project sits, ensuring long-term affordability. (Lee District)	☑		319
Provided financing for the acquisition, preservation, and rehabilitation by AHC, Inc. of Sunset Park Apartments, a 90-unit affordable rental complex. (Mason District)	☑		319
Provided financing to AHC, Inc. for the acquisition and preservation of 50 units at Hollybrooke III using The Penny for Affordable Housing Fund. (Mason District)	☑		319
Provided financing to Fairfield Laurel Glade LLC to refinance the acquisition and provided funding for rehabilitation of Reston Glen Apartments. This joint effort between the FCRHA and Fairfield Residential resulted in the long-term preservation of 40 affordable apartments at this 200-unit property; these 40 units have rents affordable to households earning 50 percent of the Area Median Income (AMI). (Hunter Mill District)	☑		319
Used federal Community Development Block Grant (CDBG) funds from the Consolidated Community Funding Pool (CCFP) to finance the purchase of one unit by Homestretch for use as transitional housing.	☑		142
Financed the acquisition of six scattered site units by Good Shepherd Housing for use as low-income rental housing.	☑		142
Continue to set aside a portion of Fairfax County's federal Home Investment Partnership (HOME) funds to assist designated Community Housing Development Organizations (CHDO) in developing acquiring and preserving affordable housing. FY 2007 HOME CHDO awardees were: *Good Shepherd Housing:* $660,000 for the acquisition of six units to be used as transitional housing units for low-income households; *RPJ Housing:* $312,610 for acquisition of one 6-bedroom single family home and bedrooms will be leased as SRO units to low-income tenants with severe mental illness; and *Reston Interfaith:* $113,328 for the acquisition of one unit to be used as a transitional housing unit for one low-income household.	☑	☑	145

Housing and Community Development Program Overview

Maintaining Safe and Caring Communities	Recent Success	FY 2009 Initiative	Fund
Re-establish the Preservation Loan Fund, which will loan repayments to the Housing Trust Fund.		☑	144
Refund or refinance high-interest rate financing for FCRHA-owned projects.		☑	948
Identify strategies to ensure long-term affordability of FCRHA tax credit partnership properties. Tax credit properties nearing the end of Low Income Housing Tax Credit compliance period in FY 2009 are Murraygate (199 units, Lee District), Stonegate (240 units, Hunter Mill District) and Morris Glen (60 units, elderly, Lee District).		☑	TBD
Building Livable Spaces	**Recent Success**	**FY 2009 Initiative**	**Fund**
Continue to promote the FCRHA's Universal Design policy that was adopted in FY 2007 which required that all new multifamily residential structures built by the FCRHA incorporate principles of universal design. Also, multifamily structures renovated by the FCRHA will, to the maximum extent feasible, incorporate the principles of universal design. This new policy is also intended to encourage the incorporation of universal design in projects that are built by developers who seek funding from Fairfax County's Affordable Housing Partnership Program (AHPP). The Fairfax County Board of Supervisors subsequently approved amended AHPP guidelines to reflect the new policy.	☑	☑	142, 144, 145, 319
The FCRHA approved partial financing for the development of Olley Glen. The new construction will include 90 units of active adult housing affordable to low-income elderly on the Little River Glen senior housing campus, which already includes 120 units of independent living, a senior center, adult day health care and the Braddock Glen Assisted Living facility. Construction of Olley Glen is projected to begin in mid-2008 if sufficient funding is obtained. (Braddock District)	☑	☑	142, 144, 145, 319
Continue to develop various financing plans to promote affordable housing, which includes: predevelopment funds and financing to a nonprofit for the development of Chesterbrook Residences, an assisted living facility; and, permanent financing through the Affordable Housing Partnership Program to Birmingham Green for gap financing to develop an assisted living facility.	☑	☑	142, 144, 145
Pursue additional funding for affordable housing projects through the Federal Home Loan Bank Board.		☑	948
Pursue projects where the FCRHA is the conduit issuer of tax-exempt bonds.		☑	948

Housing and Community Development Program Overview

Building Livable Spaces	Recent Success	FY 2009 Initiative	Fund
Consistent with the Magnet Housing Program goal of collocating community essential workforce with safe and affordable housing, financial support was identified for several projects in FY 2007: completion of the Glenwood Mews Magnet Housing Project (15 units, Lee District); financing plan for the West Ox project (30 one-bedroom units and Training Center facility); and permanent financing for additional units purchased through the ADU program for Magnet Housing. The West Ox Magnet Housing project is anticipated to be in construction in FY 2008 and FY 2009, pending funding availability.	☑	☑	142, 144, 145, 319, 941, 948
Development of affordable/workforce housing on the campus of the Fairfax County Government Center via a public/private partnership. "The Residences at the Government Center" will be 100 percent affordable/workforce housing aimed at incomes from 50 percent to 100 percent of the Area Median Income (AMI).		☑	TBD
The Board of Supervisors adopted a Workforce Housing Policy in FY 2008, providing for a proffer-based incentive system to encourage private developers to construct workforce housing affordable to households earning up to 120 percent of AMI. Through October 2007, over 600 workforce housing units had been proffered through rezoning actions approved by the Board. The first of these proffered housing units will be delivered in FY 2009.	☑	☑	TBD

* A complete listing and description of the Department of Housing and Community Development (DHCD) funds may be found at the end of the DHCD Program Overview.

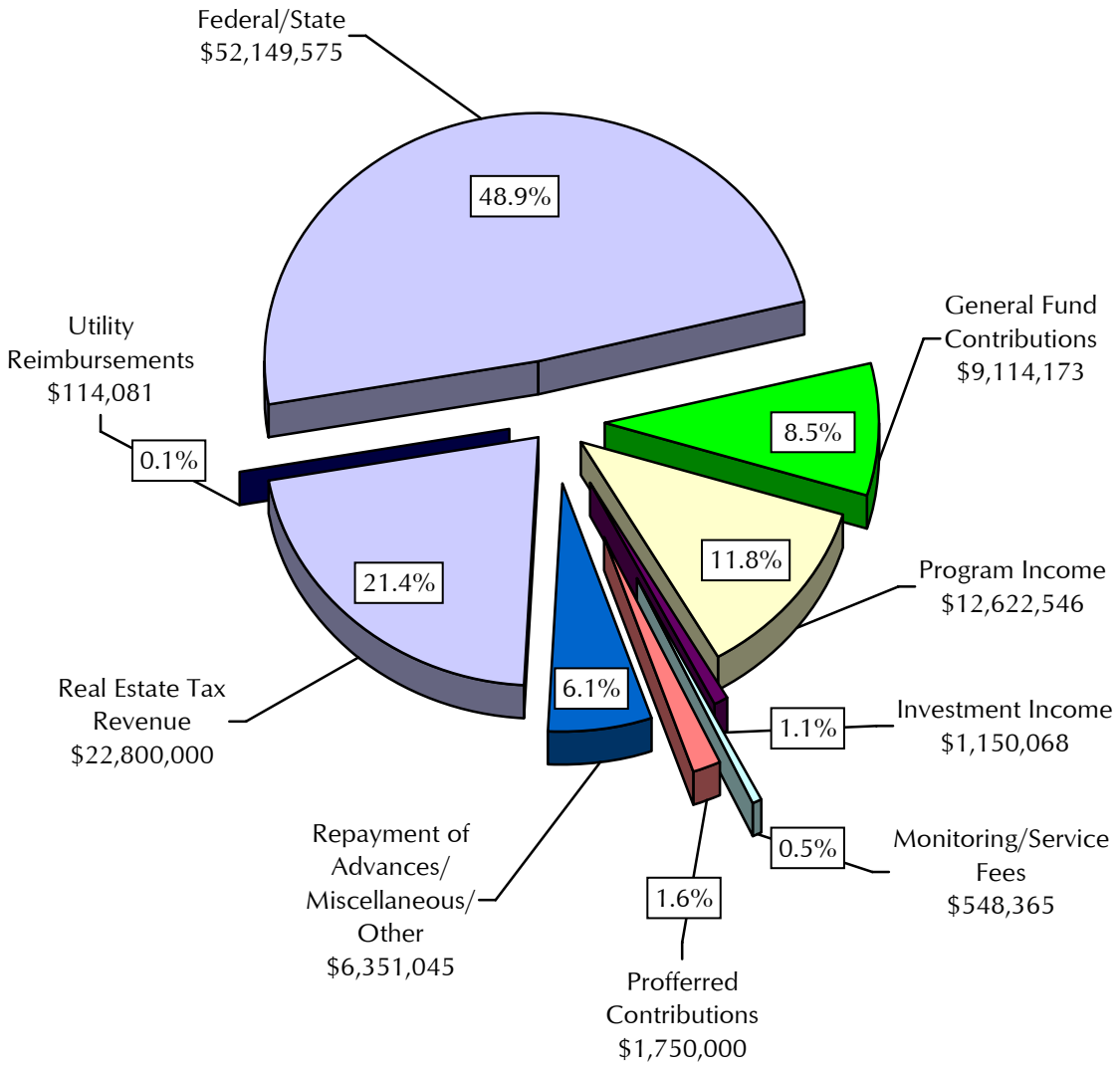
CONSOLIDATED FUND STATEMENT

	FY 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan
Beginning Balance	**$46,277,380**	**$24,212,804**	**$51,217,780**	**$29,468,169**
Revenue:				
Federal/State	$56,425,076	$50,655,177	$74,651,229	$52,149,575
General Fund Contributions	9,315,683	9,485,924	9,784,923	9,114,173
Program Income	12,791,981	12,034,329	12,136,277	12,622,546
Sale of Bonds	2,000,000	0	4,356,833	0
Investment Income	2,172,538	958,625	965,242	1,150,068
Monitoring/Service Fees	1,411,843	1,248,392	720,355	548,365
Utility Reimbursements	113,018	114,081	114,081	114,081
Repayment of Advances	1,247,825	266,837	266,837	16,545
Proffered Contributions	1,007,161	1,800,000	1,800,000	1,750,000
Real Estate Tax Revenue	21,900,000	22,700,000	22,700,000	22,800,000
Miscellaneous/Other	17,310,896	5,885,567	10,026,127	6,334,500
Total Revenue[1]	$125,696,021	$105,148,932	$137,521,904	$106,599,853
Total Available	**$171,973,401**	**$129,361,736**	**$188,739,684**	**$136,068,022**
Expenditures:				
Personnel Services	$12,308,265	$15,180,543	$15,110,918	$15,954,929
Operating Expenses	55,862,235	54,182,103	63,273,420	56,383,829
Capital Equipment	0	0	229,950	0
Grant Projects	13,846,931	8,649,703	20,960,701	8,602,047
Capital Projects	38,738,190	26,467,617	59,696,526	26,023,035
Total Expenditures[1,2]	$120,755,621	$104,479,966	$159,271,515	$106,963,840
Total Disbursements	**$120,755,621**	**$104,479,966**	**$159,271,515**	**$106,963,840**
Ending Balance	**$51,217,780**	**$24,881,770**	**$29,468,169**	**$29,104,182**

[1] Designations are based on fund category, for example, Fund 340, Housing Assistance Programs is included in Capital Projects although some funding is used to support Personnel Services. Fund 949, FCRHA Internal Service Fund, was included as a separate housing fund beginning in FY 1998. Revenues and expenditures for this fund are included in the Consolidated Fund Statement, but do not increase total funding available to the agency. As such, this funding is netted out of the Program Area Summary by Fund.

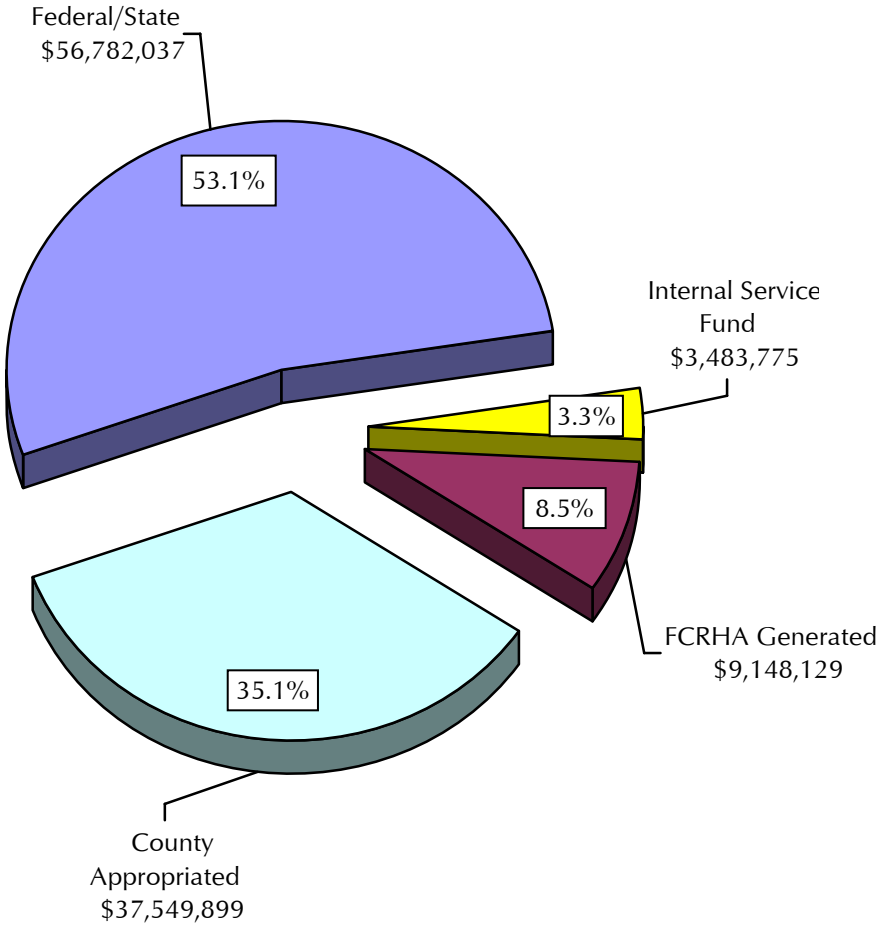
[2] As directed by the Board of Supervisors during its revitalization retreat in December 2006, a new Office of Community Revitalization and Reinvestment has been created in the Office of the County Executive. Funding adjustments, including reallocations from the Department of Housing and Community Development, were made as part of the *FY 2007 Carryover Review*.

HOUSING PROGRAMS
FY 2009 SOURCE OF FUNDS



TOTAL REVENUES = $106,599,853

HOUSING PROGRAMS
FY 2009 EXPENDITURES



TOTAL EXPENDITURES = $106,963,840

Housing and Community Development Program Overview

Budget and Staff Resources

Program Area Summary by Fund				
Category	FY 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan
Authorized Positions/Staff Years				
Regular	230/ 230	230/ 230	226/ 226	226/ 226
Grant	9/ 9	10/ 10	11/ 11	11/ 11
Total Positions	239/ 239	240/ 240	237/ 237	237/ 237
County Appropriated Funds:				
Operating:				
Department of Housing and Community Development	$6,335,631	$7,014,265	$7,733,639	$7,074,891
141 Elderly Housing Programs	3,228,949	3,529,961	3,850,775	3,479,391
143 Homeowner and Business Loan Programs	2,804,955	1,388,983	6,867,041	1,830,617
Total Operating Expenditures	**$12,369,535**	**$11,933,209**	**$18,451,455**	**$12,384,899**
Capital:				
144 Housing Trust Fund	$5,434,417	$1,940,000	$9,099,104	$1,850,000
319 The Penny for Affordable Housing Fund	22,313,055	22,700,000	25,175,948	22,800,000
340 Housing Assistance Program	1,512,986	935,000	14,344,350	515,000
341 Housing General Obligation Bond Construction	13,657	0	0	0
Total Capital Expenditures	**$29,274,115**	**$25,575,000**	**$48,619,402**	**$25,165,000**
Total County Appropriated Fund Expenditures	**$41,643,650**	**$37,508,209**	**$67,070,857**	**$37,549,899**
Federal/State Support:				
965 Housing Grants Fund	$111,330	$0	$583,318	$0
966 Section 8 Annual Contribution	39,925,162	40,605,690	41,871,869	40,960,248
967 Public Housing, Projects Under Management	5,950,954	6,006,640	6,468,886	7,219,742
969 Public Housing, Projects Under Modernization	1,632,617	0	3,880,033	0
142 Community Development Block Grant	8,716,776	6,192,316	11,899,554	6,162,472
145 HOME Investment Partnerships Grant	5,018,825	2,457,387	8,477,829	2,439,575
Total Federal/State Support	**$61,355,664**	**$55,262,033**	**$73,181,489**	**$56,782,037**

Housing and Community Development Program Overview

Program Area Summary by Fund

Category	FY 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan
FCRHA Generated Funds:				
940 FCRHA General Operating	$2,564,916	$3,210,388	$3,243,252	$3,240,490
941 Fairfax County Rental Program	3,101,385	3,615,446	3,960,579	4,060,253
945 Non-County Appropriated Rehabilitation Loan	30	15,000	16,467	15,000
946 FCRHA Revolving Development	881,096	0	2,407,579	0
948 FCRHA Private Financing	6,950,362	892,617	4,789,512	858,035
949 Internal Service Fund	3,452,473	3,022,358	3,606,983	3,483,775
950 Housing Partnerships	806,045	953,915	994,797	974,351
Subtotal, FCRHA Funds	**$17,756,307**	**$11,709,724**	**$19,019,169**	**$12,631,904**
Less:				
949 Internal Service Fund	$3,452,473	$3,022,358	$3,606,983	$3,483,775
Total, FCRHA Funds	**$14,303,834**	**$8,687,366**	**$15,412,186**	**$9,148,129**
Total, All Sources	**$120,755,621**	**$104,479,966**	**$159,271,515**	**$106,963,840**
Less:				
949 Internal Service Fund	$3,452,473	$3,022,358	$3,606,983	$3,483,775
Net Total, All Sources	**$117,303,148**	**$101,457,608**	**$155,664,532**	**$103,480,065**

Note: Fund 142, Community Development Block Grant, and Fund 145, HOME Investment Partnership Grant, are federally-supported County Appropriated funds and have been reflected under the Federal/State Support Category. While the Board of Supervisors appropriates funding in these Funds by project, the source of revenue is the federal government. The FY 2009 preliminary estimated federal funding for Fund 142, Community Development Block Grant (CDBG), is $6,162,472 and for Fund 145, HOME Investment Partnership Grant (HOME), is $2,439,575.

Position Summary

ADMINISTRATION

General Fund:

1 Director
1 Deputy Director
1 HCD Division Director
1 Management Analyst III
1 Management Analyst II
1 Info. Tech. Prog. Mgr. I
1 Info. Tech. Technician II
2 Programmer Analysts I
1 Network/Telecom Analyst II
2 Administrative Assistants IV

CDBG:

1 Management Analyst III

FCRHA:

1 Engineering Technician II
1 Information Officer III
1 Information Officer II
3 Administrative Assistants IV
1 Administrative Assistant III
1 Administrative Assistant II

Section 8:

1 Network Tele. Analyst III
1 Network Tele. Analyst II

COMMUNITY IMPROVEMENT

General Fund:

1 Deputy Director
2 HCD Division Directors
2 H/C Developers IV
1 Administrative Assistant IV

DESIGN, DEVELOPMENT AND CONSTRUCTION

General Fund:

1 HCD Division Director
2 H/C Developers IV
1 Administrative Assistant IV

CDBG:

1 H/C Developer IV
1 H/C Developer III

HOME:

1 H/C Developer IV

FCRHA:

1 Division Director
1 H/C Developer V
1 H/C Developer IV
2 H/C Developers III
2 H/C Developers II
1 Housing Services Specialist II

FINANCIAL MANAGEMENT

General Fund:

1 HCD Division Director
1 Fiscal Administrator
1 Accountant III
2 Accountants II
2 Accountants 1
1 Administrative Assistant V
2 Administrative Assistants IV
5 Administrative Assistants III

CDBG:

1 Accountant II
1 Administrative Assistant III

FCRHA:

1 Fiscal Administrator
2 Accountants III
1 Accountant II
1 Administrative Assistant IV
1 Administrative Assistant III
1 Administrative Assistant II

Section 8:

1 Administrative Assistant IV

Public Housing:

1 Chief Accounting Fiscal Officer
1 Fiscal Administrator
1 Accountant II

Housing and Community Development Program Overview

HOUSING MANAGEMENT:

General Fund:

2	HCD Division Directors
1	Housing Manager
2	H/C Developers II
1	Housing Services Specialist IV
1	Management Analyst III
1	Warehouse Supervisor
1	Warehouse Specialist
1	Programmer Analyst II
1	Storekeeper
1	Administrative Associate
1	Administrative Assistant IV
1	Administrative Assistant II

Elderly Housing Programs:

1	Director of Senior Housing
1	Housing Services Specialist V
1	Housing Services Specialist IV
2	Housing Services Specialists II
1	Housing Services Specialist I
1	Sr. Mech. Sys. Supervisor
1	Refrigeration and A/C Supervisor
1	Electrician II
4	Facility Attendants II
1	General Bldg. Maint.. Worker I
1	Administrative Assistant V
1	Maintenance. Trade Helper II

CDBG:

1	Housing Services Specialist V
1	Housing Services Specialist IV
2	Housing Services Specialists II

FCRHA:

1	H/C Developer V
1	Housing Services. Specialist. IV

Rental Program:

1	H/C Developer II
1	Housing Services Specialist III
3	Housing Services Specialists II
1	Asst. Supervisor Facilities Support
1	Electrician II
1	Painter I
1	Plumber II
2	General Bldg. Maint.. Workers II
3	General Bldg. Maint.. Workers I
1	Administrative Assistant II

Housing Partnerships:

2	Housing Services Specialists III
1	Housing Services Specialist II
2	Housing Services Specialists I
1	Refrigeration. & A/C Supervisor
1	Gen. Bldg. Maint.. Worker II
1	Plumber I
2	Administrative Assistants III

Housing Grants:

1	Housing Services Specialist III G
1	Housing Services Specialist II G

Section 8:

3	Housing Svcs. Specialists IV 1G
3	Housing Svcs. Specialists III
23	Housing Svcs. Specialists II 3G
1	Housing Services Coordinator II
4	Human Services Assistants
1	Administrative Assistant III
1	Administrative Assistant II

Public Housing:

1	HCD Division Property Management Supervisor
1	Housing Services Specialist V
1	Housing Services Specialist IV
2	Housing Services Specialists III
11	Housing Services Specialists II
2	Housing Services Specialists I
1	Human Services Assistant
2	Sr. Maintenance Supervisors
4	A/C Equipment Repairers
2	Carpenters II
2	Carpenters I
3	General Bldg. Maint. Workers II
2	General Bldg. Maint.. Workers I
2	Management Analysts 1 1G
1	Locksmith II
1	Administrative Assistant III
2	Administrative Assistants II 1G
1	Painter
2	Plumbers II

Public Housing/Modernization:

1	H/C Developer IV G
2	H/C Developers III 2G

REAL ESTATE FINANCE AND GRANTS MANAGEMENT

General Fund:

1	H/C Developer IV
1	H/C Developer I

CDBG:

1	Real Estate/Grants Manager
2	H/C Developers IV
2	H/C Developers III
1	H/C Developer II
1	Sr. Maintenance Supervisor
2	Carpenters I
3	Administrative Assistants IV

FCRHA:

2	H/C Developers V
1	H/C Developer IV
1	H/C Developer III
1	H/C Developer II
1	Management Analyst III

TOTAL POSITIONS
226 Positions / 226.0 Staff Years
11/11.0 SYE Grant Positions in Funds 965, 966, 967, and 969

G Denotes Grant Positions

Housing Fund Structure

In many cases HCD service areas span multiple elements of the fund structure which follows. For example, staff in the General Fund and the FCRHA Operating support most of the activities of the Department.

- County General Fund
  - Fund 001, General Operating
    This fund supports positions in Agency 38, HCD, and provides subsidies for the operation of some rental housing programs. Subsidies include support for expenses such as refuse collection, painting, maintenance positions, real estate taxes, and homeowner/condominium fees charged for condominium units owned by the FCRHA.

- FCRHA General Operating
  - Fund 940, FCRHA General Operating
    This fund includes all FCRHA revenues generated by financing fees earned from issuance of bonds, monitoring and service fees charged to developers, investment income, project reimbursements, consultant fees, and ground rents on land leased to developers. Revenues support operating expenses for the administration of the private activity bonds, the Home Improvement Loan Program staff, and other administrative costs, which crosscut many of the housing programs.

- Local Rental Housing Program
  - Fund 941, Fairfax County Rental Program (FCRP)
    Fund 941 covers the operation of housing developments that are owned or managed by the FCRHA, other than federally-assisted public housing and certain County-supported rental housing. This includes operating costs for the FCRP units, the Woodley-Hills Estate Mobile Home Park, and projects regulated by the Virginia Housing Development Authority, including group homes for the disabled and mentally handicapped. These latter units are owned and maintained by FCRHA; however, programs for the residents are administered by the Fairfax-Falls Church Community Services Board.

  - Fund 950, FCRHA Housing Partnerships
    Fund 950 was established in FY 2002 to budget and account for revenue and expenditures related to the housing developments owned by partnerships between FCHRA and private investors. Financial records for these partnerships are maintained separately, outside the County financial systems, in order to meet accounting and reporting requirements. However, HCD provides staff support to some of these developments and procures goods and services on behalf of these partnerships which are reflected in Fund 950. Previously, these items were included in Fund 941.

- Federal Section 8 Rental Assistance
  - Fund 966, Section 8 Annual Contribution
    The Section 8 program is a federal housing rental assistance program for lower income families to assist them in leasing housing in the private marketplace. A portion of rent payments is provided by HUD and is calculated under various formulas, incorporating family income and the fair market rent for various types of housing in the Washington Metropolitan Area. The FCRHA administers the program, providing rental vouchers to eligible participants and rental subsidies to certain housing developments.

Housing and Community Development Program Overview

- Public Housing Program
  - Fund 967, Public Housing, Projects Under Management
  - Fund 969, Public Housing, Projects Under Modernization

    These funds represent the Federal Public Housing Program that supports the operation, modernization, or acquisition of rental housing to be owned and operated by local housing authorities such as the FCRHA. The Public Housing Program had been divided into two separate components: projects in operation and modernization of existing Public Housing facilities. Under the program qualifications for Public Housing, units are leased to low-income tenants, and tenants pay no more than 30 percent of adjusted income toward dwelling rent or a minimum of $50 per month.

- Special Revenue Funds
  - Fund 141, Elderly Housing Programs
  - Fund 142, Community Development Block Grant (CDBG)
  - Fund 143, Homeowner and Business Loan Programs
  - Fund 144, Housing Trust Fund
  - Fund 145, HOME Investment Partnership Grant (HOME)
  - Fund 945, Non-County Appropriated Rehabilitation Loan Program

    These funds include housing programs which have a special source of revenue, including rental income, federal/state support, bank funds, or proffered contributions. Elderly Housing Programs in Fund 141 provide for the operation of FCRHA-owned affordable housing for the low- and moderate-income elderly of the County. The CDBG program in Fund 142 is a federal grant that is used to conserve and upgrade neighborhoods through the provision of public facilities, support for community services and stimulation of development of low- and moderate-income housing. The Homeowner and Business Loan Programs in Fund 143 support homeowner assistance, such as the Moderate Income Direct Sales Program, which aids homeowners in the purchase of homes, as well as a federal grant aimed at providing loans to small and minority businesses. Fund 144, Housing Trust Fund, utilizes proffered contributions from private developers, County contributions, and investment earnings to encourage the preservation, development, and redevelopment of affordable housing by the FCRHA, non-profit sponsors, and the private sector. The HOME program in Fund 145 is a federal grant program that supports provision of affordable housing through acquisition, rehabilitation, new construction, and tenant-based rental assistance. Fund 945, Non-County Appropriated Rehabilitation Loan Fund, represents funds raised from private sources for the rehabilitation and upgrading of housing, and works in conjunction with County-appropriated funds in the CDBG and the Homeowner and Business Loan Program funds.

- Capital Projects
  - Fund 319, The Penny for Affordable Housing Fund
  - Fund 340, Housing Assistance Program
  - Fund 341, Housing General Obligation Bond Construction

    These funds provide County support for both affordable housing and community revitalization capital projects. Fund 319, The Penny for Affordable Housing Fund, is designed to provide funds to quickly and significantly impact the availability of affordable housing in the County within established criteria. The fund was established in FY 2005 based on the Board of Supervisor's approval to dedicate the equivalent value of one cent of the real estate tax revenue to preserving affordable housing in the County. Fund 340, Housing Assistance Program, supports countywide residential improvement and repair projects, including staff resources, marketing, consultant services and capitalized projects, as well as the Blight Abatement Program. Fund 341, Housing General Obligation Bond Construction, is used to budget and report costs for housing and community development and capital projects that are supported wholly or in part by general obligation bond proceeds.

- FCRHA Development Support
  - Fund 946, FCRHA Revolving Development
  - Fund 948, FCRHA Private Financing

    Fund 946 provides development support for site investigation for proposed new projects and provides temporary advances for architectural and engineering plans, studies, or fees for which federal, state, County, or private funds will reimburse the FCRHA at a later date. Funding capital improvement projects for existing FCRP units is also provided. Fund 948, FCRHA Private Financing, is used to budget and report costs for two types of funds: those borrowed by the FCRHA from private lenders and other sources, and funds for FCRHA projects which are generated through the sale of FCRHA bonds.

- FCRHA Internal Service Fund
  - Fund 949, FCRHA Internal Service Fund, was established in FY 1998 to charge for goods and services that are shared among several housing funds. These costs include items such as office supplies, telephones, postage, copying, insurance, and audits which have been budgeted and paid from one of the FCRHA's funds and then allocated to the other funds proportionate to their share of the costs. This fund also includes costs associated with the maintenance and operation of FCRHA housing development, such as service contracts for extermination, custodial work, elevator maintenance, and grounds maintenance. The fund allows one contract to be established for goods and services, as opposed to multiple contracts in various funds.

- FCRHA Grant Fund
  - Fund 965, Housing Grants, was established in FY 2000 to administer grants awarded to the FCRHA. The grants currently in this fund are awarded by the U.S. Department of Housing and Urban Development (HUD), based on competitive applications for funding, and provide for rent subsidies, counseling services, support services, operating expenses, and property improvements.