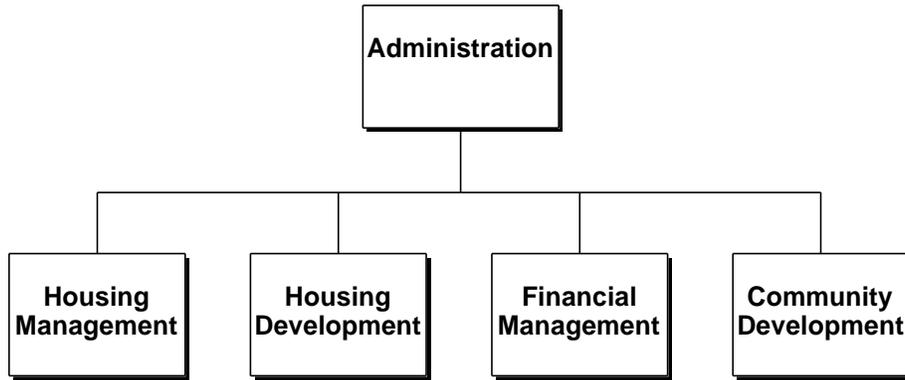


**DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
FUND 940, FCRHA GENERAL OPERATING**



FUND 940
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING
AUTHORITY GENERAL OPERATING

Agency Position Summary

28 Regular Positions / 28.0 Regular Staff Years

Position Detail Information

ADMINISTRATION

1 Housing/Community Developer II
1 Programmer Analyst II
1 Information Officer III
1 Information Officer I
1 Administrative Assistant
1 Administrative Aide
6 Positions
6.0 Staff Years

HOUSING DEVELOPMENT

2 Housing/Community Developers IV
4 Housing/Community Developers III
3 Housing/Community Developers II
9 Positions
9.0 Staff Years

HOUSING MANAGEMENT

1 Housing Services Specialist III
1 Housing Services Specialist II
2 Positions
2.0 Staff Years

FINANCIAL MANAGEMENT

1 Management Analyst III
1 Accountant III
1 Accountant II
1 Account Clerk II
1 Accounting Technician
5 Positions
5.0 Staff Years

COMMUNITY DEVELOPMENT

1 Housing/Community Developer IV
4 Housing/Community Developers II
1 Secretary II
6 Positions
6.0 Staff Years

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AGENCY MISSION

Consistent with all Housing programs, the goals of this program are to facilitate the development, conservation, and rehabilitation of housing for the County's residents.

AGENCY SUMMARY

Category	FY 1999 Actual	FY 2000 Adopted Budget Plan	FY 2000 Revised Budget Plan	FY 2001 Advertised Budget Plan	FY 2001 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	28/ 28	28/ 28	28/ 28	28/ 28	28/ 28
Expenditures:					
Personnel Services	\$1,263,235	\$1,527,277	\$1,527,277	\$1,573,857	\$1,611,937
Operating Expenses	1,421,776	485,455	837,847	764,502	842,359
Capital Equipment	52,695	28,653	28,653	26,331	26,331
Subtotal	\$2,737,706	\$2,041,385	\$2,393,777	\$2,364,690	\$2,480,627
Less:					
Recovered Costs	(\$445,898)	\$0	\$0	\$0	\$0
Total Expenditures	\$2,291,808	\$2,041,385	\$2,393,777	\$2,364,690	\$2,480,627

SUMMARY BY COST CENTER

Category	FY 1999 Actual	FY 2000 Adopted Budget Plan	FY 2000 Revised Budget Plan	FY 2001 Advertised Budget Plan	FY 2001 Adopted Budget Plan
Administration	\$1,340,703	\$843,876	\$1,196,268	\$1,153,213	\$1,238,856
Housing Development	277,830	562,733	562,733	551,022	564,800
Housing Management	100,304	105,097	105,097	88,069	90,273
Financial Management	259,659	173,734	173,734	199,037	204,015
Community Development	313,312	355,945	355,945	373,349	382,683
Total Expenditures	\$2,291,808	\$2,041,385	\$2,393,777	\$2,364,690	\$2,480,627

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2001 Advertised Budget Plan, as approved by the Board of Supervisors on April 24, 2000:

- The 2.5 percent cost-of-living/market rate adjustment approved by the Board of Supervisors, and previously held in reserve, has been spread to County agencies and funds. This action results in an increase of \$38,080 to Fund 940, FCRHA General Operating.
- An increase of \$19,800 to provide compensation for the Fairfax County Redevelopment and Housing Authority (FCRHA) commissioners for monthly meetings.
- An increase of \$58,057 for debt service payments for FCRHA facilities located at Pender Drive and University Drive. Revenues are increased by a comparable amount.

FUND 940

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY GENERAL OPERATING

The following funding adjustments reflect all approved changes to the FY 2000 Revised Budget Plan from January 1, 2000 through April 17, 2000. Included are all adjustments made as part of the FY 2000 Third Quarter Review:

- An increase of \$337,371 including \$317,371 for debt service payments for FCRHA facilities located at Pender Drive and University Drive and \$20,000 for professional counseling services to Section 8 recipients. Revenues are increased by a comparable amount.

County Executive Proposed FY 2001 Advertised Budget Plan



Agency Overview

The purpose of the Fairfax County Redevelopment and Housing Authority (FCRHA) General Operating Fund is to support 28 positions and associated operating costs in the Department of Housing and Community Development (DHCD) which are not covered by other program funding, as well as to account for real estate owned by the FCRHA which is not reflected in one of the other FCRHA funds. The number of positions supported by the Fund doubled in FY 1997. Dramatic cuts in the County General Fund support resulted in the adoption of a Business Plan whereby the FCRHA agreed to support 14 additional positions from its resources in order to retain critical skills and capacity to fulfill its mission. The Business Plan was predicated on these additional Fund 940 positions generating sufficient revenue from development and financing activities to cover the additional expenditure.

The 14 positions added in FY 1997 are primarily involved in two functions. One group operates the FCRHA Home Improvement Loan Program and is supported by revenues from that program. Most of the other group perform real estate development and financing activities and are supported by the financing and development fees generated by these activities. However, the DHCD is transitioning from a sole emphasis on housing development to broaden the scope of activity to include revitalization and redevelopment activities. During this transition phase, funding from Fund 340, Housing Assistance Program, will be directed to Fund 940 for positions which support revitalization and redevelopment activities.

The FCRHA will continue to make available tax-exempt financing for its own development as well as private developers for the development or preservation of multi-family housing which qualifies for this source of funding. 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 State, the number of FCRHA 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.

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Income limits based on the MSA median income effective in February 1999 are:

Household Size	Maximum Household Income 50 Percent of Median	Maximum Household Income 60 Percent of Median
1	\$27,550	\$33,060
2	\$31,500	\$37,800
3	\$35,400	\$42,480
4	\$39,350	\$47,220

The FCRHA will also utilize its financing powers to support revitalization activities in the designated Revitalization Districts in the County. In addition to work on new developments and revitalization, the FCRHA will continue to monitor existing tax-exempt financed multi-family housing projects to assure continuing developer compliance with program guidelines.

Prior to FY 2000, Fund 940 covered the expenditures associated with leased space and other general overhead charges, receiving partial reimbursement from other housing funds through recovered costs. Beginning in FY 2000, these shared costs were funded in Fund 949, Internal Service. Only the Fund 940 share, to be paid to Fund 949, were shown as an expense. Although this resulted in a significant reduction in the Operating Expenses portion of the FY 2000 budget, it did not change the operations of the fund. However, a review of accounting requirements relative to debt service payments on properties located on University Drive and Pender Drive indicates that the debt service payments should be made directly from Fund 940, rather than through Fund 949. Therefore, in FY 2001 funding for debt service payments have been moved from Fund 949 to Fund 940.



Funding Adjustments

The following funding adjustments from the FY 2000 Revised Budget Plan are necessary to support the FY 2001 program:

- An increase of \$37,177 due to the implementation of the new Pay for Performance program in FY 2001. The new system links annual pay increases to employee performance.
- An increase of \$28,657 due to the implementation of the Market Pay Study. As a result of the Study, incumbents in job classes that are found to be one grade below the market will be moved to the appropriate grade and receive a 2.0 percent market adjustment. Incumbents in classes found to be two or more grades below the market will be moved to the appropriate grade and receive a 4.0 percent market adjustment. In addition, funding is held in reserve to provide all employees with a 2.5 percent cost-of-living/market adjustment.
- A decrease of \$19,254 in Personnel Services based on the current grade of existing positions and associated fringe benefit requirements.
- A net increase in Operating Expenses of \$264,026 is due primarily to the shifting of debt service payments for the buildings on University Drive and Pender Drive from Fund 949, FCRHA Internal Service Fund, to Fund 940 based on accounting requirements. Revenues from other Housing funds whose personnel share usage of the buildings largely offset the debt service expenses.
- Funding of \$26,331 is included for Capital Equipment for the replacement of the existing tape backup drive, disk drives for the enterprise server and a new design software system.

FUND 940
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The following funding adjustments reflect all approved changes in the FY 2000 Revised Budget Plan since passage of the FY 2000 Adopted Budget Plan. Included are all adjustments made as part of the FY 1999 Carryover Review and all other approved changes through December 31, 1999:

- At the FY 1999 Carryover Review, the Board of Supervisors approved an increase of \$15,021 based on the carryover of encumbrances.

FUND 940
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING
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FUND STATEMENT

	Fund Type H94, FCRHA General Revenue		Fund 940, FCRHA General Operating		
	FY 1999 Actual	FY 2000 Adopted Budget Plan	FY 2000 Revised Budget Plan	FY 2001 Advertised Budget Plan	FY 2001 Adopted Budget Plan
Beginning Balance	\$6,200,929	\$5,970,864	\$6,218,320	\$6,332,144	\$6,132,144
Revenue:					
Investment Income	\$213,457	\$173,827	\$173,827	\$189,188	\$189,188
Financing Fees	21,648	43,977	43,977	43,200	43,200
Monitoring/Developing Fees	1,045,346	1,266,193	1,066,193	1,283,913	1,283,913
Rental Income	558,741	52,948	52,948	58,631	58,631
Home Improvement Loan Program Income	0	384,685	384,685	399,140	399,140
Other Income	470,007	248,600	585,971	524,637	582,694
Total Revenue	\$2,309,199	\$2,170,230	\$2,307,601	\$2,498,709	\$2,556,766
Total Available	\$8,510,128	\$8,141,094	\$8,525,921	\$8,830,853	\$8,688,910
Expenditures:					
Personnel Services	\$1,263,235	\$1,527,277	\$1,527,277	\$1,573,857	\$1,611,937
Operating Expenses	1,421,776	485,455	837,847	764,502	842,359
Capital Equipment	52,695	28,653	28,653	26,331	26,331
Recovered Costs	(445,898)	0	0	0	0
Subtotal Expenditures	\$2,291,808	\$2,041,385	\$2,393,777	\$2,364,690	\$2,480,627
COLA/MRA Reserve	0	0	0	38,080	0
Total Expenditures	\$2,291,808	\$2,041,385	\$2,393,777	\$2,402,770	\$2,480,627
Total Disbursements	\$2,291,808	\$2,041,385	\$2,393,777	\$2,402,770	\$2,480,627
Ending Balance	\$6,218,320	\$6,099,709	\$6,132,144	\$6,428,083	\$6,208,283
Debt Service Reserve on					
One University Plaza	67,868	67,868	67,868	67,868	67,868
Cash with Fiscal Agent	3,445,009	3,445,009	3,445,009	3,733,214	3,733,214
Unreserved Ending Balance	\$2,705,443	\$2,586,832	\$2,619,267	\$2,627,001	\$2,407,201