

**DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT
FUND 145, HOME INVESTMENT PARTNERSHIP GRANT**

**Housing
Development**

Agency Position Summary
1 Regular Position / 1.0 Regular Staff Year

Position Detail Information

HOUSING DEVELOPMENT
1 Housing Community Developer IV
1 Position
1.0 Staff Year

FUND 145

HOME INVESTMENT PARTNERSHIP GRANT

Agency Mission

The goal of the HOME Program is to provide affordable housing through acquisition, rehabilitation, new construction, and tenant-based rental assistance.

Agency Summary					
Category ¹	FY 2000 Actual	FY 2001 Adopted Budget Plan	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	1/ 1	1/ 1	1/ 1	1/ 1	1/ 1
Expenditures:					
New Construction ²	\$1,198,749	\$1,180,241	\$3,257,139	\$1,344,383	\$1,344,383
Tenant Based Rental Assistance	212,561	222,259	273,467	216,367	216,367
Community Housing Development					
Project Specific Loans	634,669	280,500	647,421	312,150	312,150
Administration	156,904	187,000	402,970	208,100	208,100
Total Expenditures	\$2,202,883	\$1,870,000	\$4,580,997	\$2,081,000	\$2,081,000

¹ Categories as required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.

² Funding will be moved to specific projects when approved by the Board of Supervisors. Projects may include rehabilitation and acquisition, as well as construction.

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2002 Advertised Budget Plan, as approved by the Board of Supervisors on April 30, 2001:

- The FY 2002 Advertised Budget Plan did not include a COLA Reserve. In the interest of maximizing the available allocation to the HOME Programs, this fund will absorb the 1.0 percent COLA approved by the Board of Supervisors.
- A reallocation of \$25,000 from Project 013975, HOME Administration, to Project 014034, Fair Housing, to provide funding for Fair Housing initiatives developed by the Office of Human Rights.

The following funding adjustments reflect all approved changes to the FY 2001 Revised Budget Plan from January 1, 2001 through April 23, 2001. Included are all adjustments made as part of the FY 2001 Third Quarter Review:

- The Board of Supervisors made no adjustments to this fund.
-

FUND 145

HOME INVESTMENT PARTNERSHIP GRANT

County Executive Proposed FY 2002 Advertised Budget Plan

Purpose

In FY 2002, funding of \$2,081,000 represents an estimate for Program Year 10. The actual FY 2002 grant will be determined by final congressional appropriation for the program. FY 2002 funding will provide for the Tenant Based Rental Assistance program and various other new and ongoing projects. Details for specific projects in Program Year 10 (FY 2002) will be approved by the Board of Supervisors (BOS) and submitted to HUD as part of the Consolidated Plan Action Plan: Use of Funds for FY 2002 during April of 2001. After HUD and BOS approval, necessary project adjustments will be made to this fund.

The HOME Investment Partnerships Program (HOME) was established as part of the Cranston-Gonzalez National Affordable Housing Act of 1990. HOME funds are allocated on an annual basis to eligible participating jurisdictions based on a formula allocation system. The HOME Program requires a 25 percent local match from the participating jurisdiction. The local match can come from any Housing and Community Development project, regardless of funding source, that is HOME eligible. Any expenditure beginning in October 1992 in qualifying projects can be considered as part of the required matching funds. In FY 2002, the County will have adequate matching funds from all eligible projects to satisfy the requirement. Therefore, no additional local funds will need to be allocated to meet this requirement.

FY 2002 Initiatives

- ◆ Develop home ownership through acquisition, construction, reconstruction, or moderate rehabilitation. FY 2002 HOME funding projections include a planning factor in the amount of \$1,344,383 for affordable housing projects to be approved by the Fairfax County Redevelopment and Housing Authority (FCRHA) and the Board of Supervisors.
- ◆ Provide affordable rental housing through tenant-based rental assistance. FY 2002 HOME funding projections include a planning factor in the amount of \$216,367 for Tenant-Based Rental Assistance.
- ◆ Support Community Housing Development Organizations (CHDOs) and Fairfax County Redevelopment and Housing Authority (FCRHA) organizational capacity. FY 2002 HOME funding projections include a 15 percent set-aside of \$312,150, mandated under HOME regulations from the County's total HOME allocation for eligible CHDOs, and a 10 percent set-aside of \$208,100 for administrative expenses as permitted under HOME regulations.

Funding Adjustments

The following funding adjustments reflect all approved changes to the FY2001 Revised Budget Plan since the passage of the FY2001 Adopted Budget Plan. Included are all adjustments made as part of the FY 2000 Carryover Review and all other approved changes through December 31,2000:

- ◆ As part of the FY 2000 Carryover Review, the Board of Supervisors approved an increase of \$2,710,997 due to the carryover of unexpended project balances of \$2,266,439 and the allocation of \$444,558 for program income.

A Fund Statement, a Summary of Capital Projects, and Project Detail Table for the capital project funded in FY 2002 are provided on the following pages. The Summary of Capital Projects may include some projects without a Total Project Estimate amount. These projects are considered "continuing" projects or projects for which funding is necessary on an ongoing basis (e.g., a contingency or planning project). The Project Detail Table includes project location, description, source of funding, and completion schedules.

FUND 145 HOME INVESTMENT PARTNERSHIP GRANT

FUND STATEMENT

Fund Type H14, Special Revenue Funds

Fund 145, HOME Investment
Partnerships Grant

	FY 2000 Actual	FY 2001 Adopted Budget Plan	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
Beginning Balance	\$194,395	\$0	\$87,489	\$0	\$0
Revenue:					
HOME Grant Funds	\$2,095,978	\$1,870,000	\$4,048,950	\$2,081,000	\$2,081,000
HOME Program Income	0	0	444,558	0	0
Total Revenue	\$2,095,978	\$1,870,000	\$4,493,508	\$2,081,000	\$2,081,000
Total Available	\$2,290,373	\$1,870,000	\$4,580,997	\$2,081,000	\$2,081,000
Expenditures:					
HOME Projects	\$2,202,883	\$1,870,000	\$4,580,997	\$2,081,000	\$2,081,000
Total Expenditures ¹	\$2,202,883	\$1,870,000	\$4,580,997	\$2,081,000	\$2,081,000
Total Disbursements	\$2,202,883	\$1,870,000	\$4,580,997	\$2,081,000	\$2,081,000
Ending Balance	\$87,490	\$0	\$0	\$0	\$0

¹ FY 2002 HOME funding projections include a 15 percent set-aside of \$312,150, mandated under HOME regulations from the County's total HOME allocation for eligible Community Housing Development Organizations (CHDOs), a 10 percent set-aside of \$208,100 for administrative expenses as permitted under HOME regulations (including \$25,000 for the Fair Housing Program), a planning factor of \$216,367 for Tenant-Based Rental Assistance, and an amount of \$1,344,383 for affordable housing projects to be approved by the Fairfax County Rehabilitation and Housing Authority (FCRHA) and the Board of Supervisors.

FUND 145

HOME INVESTMENT PARTNERSHIP GRANT

FY 2002 Summary of Capital Projects

Fund: 145 HOME Investment Partnership Grant

Project #	Description	Total Project Estimate	FY 2000 Actual Expenditures	FY 2001 Revised Budget	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
013808	Herndon Harbor House Phase I	\$553,853	\$0.00	\$0.00	\$0	\$0
013854	Founders Ridge/Kingstowne NV	350,000	0.00	350,000.00	0	0
013901	Tavenner Lane	739,335	0.00	4,735.50	0	0
013912	Stevenson Street	570,000	0.00	0.00	0	0
013933	Reston Interfaith Townhouses		136,250.00	114,006.06	0	0
013954	CHDO Undesignated		0.00	280,500.94	312,150	312,150
013969	Castellani Meadows	1,040,000	9,716.05	0.00	0	0
013971	Tenant-Based Rental Assistance		206,163.00	220,876.30	216,367	216,367
013974	HOME Development Costs		0.00	829,799.19	1,344,383	1,344,383
013975	HOME Administration		156,904.32	402,969.87	208,100	183,100
013992	Christian Relief Services		134,870.00	2,800.00	0	0
014001	Belvoir Plaza		363,548.85	22,076.05	0	0
014034	Fair Housing Program		0.00	0.00	0	25,000
014040	Herndon Harbour Phase II	2,793,572	1,160,222.95	756,000.47	0	0
014052	Senior Rental Assistance		6,398.00	52,591.42	0	0
014056	Gum Springs Glen	2,354,242	28,810.14	1,316,603.41	0	0
014106	Village At Gum Springs Acquisition	228,038	0.00	228,038.00	0	0
Total		\$8,629,040	\$2,202,883.31	\$4,580,997.21	\$2,081,000	\$2,081,000

FUND 145

HOME INVESTMENT PARTNERSHIP GRANT

013974	HOME Development Costs
Countywide	Countywide
FY 2002 funding in the amount of \$1,344,383 will be allocated to specific projects as recommended by the Board of Supervisors. Allocation to specific projects is anticipated in the Spring of 2001.	

	Total Project Estimate	Prior Expenditures	FY 2000 Expenditures	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan	Future Years
Land Acquisition		\$0	\$0	\$0	\$0	\$0	\$0
Design and Engineering		0	0	829,799	1,344,383	1,344,383	0
Construction		0	0	0	0	0	0
Other		0	0	0	0	0	0
Total	Continuing	\$0	\$0	\$829,799	\$1,344,383	\$1,344,383	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$0	\$0	\$0	\$1,344,383	\$1,344,383