

FUND 340

HOUSING ASSISTANCE PROGRAM

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:

- A reallocation of \$250,000 from Project 014100, Commerce Street Redevelopment, to Project 014133, Springfield Bio-Info Incubator, to provide a funding match to attract the growth oriented biotech and bio information businesses.

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:

- An increase in revenues and expenditures at the FY 2001 Third Quarter Review in the amount of \$18,437 due to the reimbursement of expenses associated with the Blight Abatement Program.
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County Executive Proposed FY 2002 Advertised Budget Plan

Purpose

The Housing Assistance Program is a source of funds for the development of low- and moderate-income housing and support of public improvement projects in low- and moderate-income neighborhoods. County funds primarily from the General Fund are used for improvements, for the development or acquisition of units to be managed and operated within the Fairfax County Rental Program (FCRP), or for the Elderly Housing Program after construction or acquisition is completed, for the Blight Abatement Program, and for the Commercial Revitalization Program. In addition, proceeds from the U.S. Department of Housing and Urban Development (HUD) Section 108 Loan provide for public improvement projects in five of the County's Conservation Areas.

FY 2002 Initiatives

In FY 2002, \$1,850,000 is provided for six Commercial Revitalization projects within this fund including: \$50,000 to partially fund renovation of the Island Walk Cooperative; \$950,000 to address current program needs for staffing and other efforts associated with Countywide revitalization projects; \$375,000 for design services and land acquisition associated with a public community/performing arts center located at the proposed Springfield Town Center; \$375,000 for detailed design guidelines, marketing and land acquisition for the Kings Crossing Town Center; \$100,000 for a feasibility study and predevelopment activities for a community marketplace and museum in the southern portion of the Richmond Highway corridor.

FUND 340

HOUSING ASSISTANCE PROGRAM

Funding Adjustments

The following funding adjustments reflect all approved changes to the FY 2001 Revised Budget Plan since the passage of the FY 2001 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 \$10,502,114 due to the carryover of unexpended project balances (\$9,204,960), appropriation of Economic Development Initiative Grants provided by the U.S. Department of Housing and Urban Development (HUD) (\$462,500), and various other adjustments (\$834,654). These adjustments include Project 003907, James Lee Community Center (\$302,654) for schematic and design work, Project 014010, Commercial Revitalization, (\$300,000) for contracted and/or part-time staffing during the agency's transition from development to revitalization activities, marketing and consulting services, Project 014115, Sacramento Center (\$132,000) for land acquisition, design and demolition and Project 014125, David R. Pinn Community Center (\$100,000) for the establishment of a skateboard facility.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the capital projects 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 Tables include project location, description, and source of funding and completion schedules.

FUND 340 HOUSING ASSISTANCE PROGRAM

FUND STATEMENT

Fund Type H34, Capital Project Funds

Fund 340, Housing Assistance Program

	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	\$605,233	\$0	(\$95,040)	\$0	\$0
Revenue:					
Blight Abatement Proceeds	\$0	\$0	\$18,437	\$0	\$0
Grant Proceeds	0	0	462,500	0	0
Section 108 Proceeds ¹	0	0	9,300,000	0	0
Total Revenue	\$0	\$0	\$9,780,937	\$0	\$0
Transfer In:					
General Fund (001)	\$500,000	\$2,048,750	\$2,883,404	\$1,850,000	\$1,850,000
Total Transfer In	\$500,000	\$2,048,750	\$2,883,404	\$1,850,000	\$1,850,000
Total Available	\$1,105,233	\$2,048,750	\$12,569,301	\$1,850,000	\$1,850,000
Expenditures:					
Capital Projects ²	\$148,304	\$2,048,750	\$12,569,301	\$1,850,000	\$1,850,000
Total Expenditures	\$148,304	\$2,048,750	\$12,569,301	\$1,850,000	\$1,850,000
Transfer Out:					
CDBG Fund (142)	\$1,051,969	\$0	\$0	\$0	\$0
Total Transfer Out	\$1,051,969	\$0	\$0	\$0	\$0
Total Disbursements	\$1,200,273	\$2,048,750	\$12,569,301	\$1,850,000	\$1,850,000
Ending Balance	(\$95,040)	\$0	\$0	\$0	\$0

¹ Section 108 proceeds not received in FY 2000 are anticipated in future years based on the timing of eligible expenditures.

² It should be noted that in the Fall of 1988 a Commercial and Redevelopment Bond Referendum was approved, of which \$9.7 million was designated for the redevelopment of the Woodley-Nightingale mobile home park. An amount of \$6.37 million remains authorized but unissued for this project.

FUND 340 HOUSING ASSISTANCE PROGRAM

FY 2002 Summary of Capital Projects

Fund: 340 Housing Assistance Program

Project #	Description	Total Project Estimate	FY 2000 Actual Expenditures	FY 2001 Revised Budget	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
003817	Baileys Community Center	\$9,963	\$0.00	\$0.00	\$0	\$0
003844	Emergency Housing	578,449	0.00	128,584.80	0	0
003846	Baileys Road Improvements	1,395,410	0.00	1,107,859.34	0	0
003848	Fairhaven Public Improvements	1,464,692	0.00	1,097,603.00	0	0
003875	Island Walk Cooperative	50,000	0.00	0.00	50,000	50,000
003884	Chatham Towne	62,350	0.00	62,350.00	0	0
003905	Gum Springs Public Improvements	2,597,848	0.00	1,812,147.85	0	0
003907	James Lee Community Center	458,904	0.00	458,904.00	0	0
003910	James Lee Road Improvement	352,092	0.00	94,033.96	0	0
003923	Undesignated Projects		0.00	7,045.00	0	0
003978	Lincolnia Elementary School	7,777,651	0.00	34,584.00	0	0
013808	Herndon Harbor House Phase I	25,180	0.00	0.00	0	0
013817	McLean Hills	22,666	0.00	22,666.00	0	0
013846	Murray Gate Village	1,038,750	0.00	0.00	0	0
013880	Stonegate	2,233,120	0.00	0.00	0	0
013905	Creighton Square/Lockheed Blvd	53,365	0.00	0.00	0	0
013912	Stevenson Street	64,863	0.00	0.00	0	0
013918	Jefferson Manor Public Imp.	4,407,000	376.04	4,147,934.38	0	0
013944	Gum Springs Community Center	9,785	0.00	0.00	0	0
013948	Little River Glen Phase II	9,384	0.00	0.00	0	0
013963	Section 108 Loan Issuance Costs		0.00	93,000.00	0	0
013966	Telegraph Road Property	36,908	0.00	0.00	0	0
013969	Castellani Meadows	9,875	0.00	0.00	0	0
014010	Commercial Revitalization		68,013.20	819,806.26	290,000	290,000
014020	Stonegate Village Phase II	14,750	0.00	1,371.41	0	0
014045	McLean Revitalization	100,000	50,000.00	50,000.00	0	0
014047	Lake Anne Reston	50,000	0.00	50,000.00	0	0
014048	Revitalization Spot Blight Abatement		29,914.52	444,410.72	0	0
014100	Commerce Street Redevelopment	300,000	0.00	175,000.00	375,000	125,000
014101	Kings Crossing Redevelopment	575,000	0.00	200,000.00	375,000	375,000
014102	Gallows Road Streetscape	200,000	0.00	200,000.00	0	0
014103	Richmond Hwy Facade Imp	150,000	0.00	150,000.00	0	0
014104	Revitalization Program Costs		0.00	425,000.00	660,000	660,000
014115	Sacramento Community Center	712,000	0.00	712,000.00	0	0
014116	Partnership Programs		0.00	100,000.00	0	0
014117	Richmond Highway Corridor	100,000	0.00	0.00	100,000	100,000
014122	Allen Street	75,000	0.00	75,000.00	0	0
014125	David R. Pinn Community Center	100,000	0.00	100,000.00	0	0
014133	Springfield Bio-Info Incubator		0.00	0.00	0	250,000
Total		\$25,035,005	\$148,303.76	\$12,569,300.72	\$1,850,000	\$1,850,000

FUND 340 HOUSING ASSISTANCE PROGRAM

003875	Island Walk Revitalization
1701 Torrey Pines Court	Hunter Mill
<p>FY 2002 funding in the amount of \$50,000 is provided to partially fund renovation of the Island Walk Cooperative, a facility in the Hunter Mill District that was completed in 1979. An engineering study is currently underway and the buildings are being inspected to determine their structural condition, assess compliance with current codes, and to develop an appropriate scope of work for cost estimating and project programming. Funding will be needed to follow-up on the recommendations from the engineering study, such as the need to correct structural problems or to improve the building facades.</p>	

	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	\$0
Design and Engineering	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Other	50,000	0	0	0	50,000	50,000	0
Total	\$50,000	\$0	\$0	\$0	\$50,000	\$50,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$50,000	\$0	\$0	\$0	\$50,000

FUND 340 HOUSING ASSISTANCE PROGRAM

014010	Commercial Revitalization Studies Program
Countywide	Countywide
<p>This project provides FY 2002 funding of \$290,000 for the continuation of activities initiated in FY 2001, including contracted and/or part-time staffing that provides support as the Department of Housing and Community Development transitions from a primary emphasis on development projects to revitalization activities, marketing materials for countywide revitalization activities, consultant services and training. In FY 2001 \$300,000 was provided for these activities as the agency initially developed a strategic plan to implement the transitional activities.</p> <p>Funding prior to FY 2001 provided for commercial revitalization and blight abatement efforts to address program needs in conformance with area Comprehensive Plans for seven Revitalization areas: Bailey's Crossroads/ Seven Corners, Annandale, Richmond Highway, Lake Anne, Merrifield, Springfield, and McLean.</p>	

	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	\$162,077	\$0	\$0	\$0
Design and Engineering		516,792	34,628	64,640	0	0	0
Construction		0	795	0	0	0	0
Other		20,389	32,590	593,089	290,000	290,000	0
Total	Continuing	\$537,181	\$68,013	\$819,806	\$290,000	\$290,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$290,000	\$0	\$0	\$0	\$290,000

FUND 340 HOUSING ASSISTANCE PROGRAM

014100	Commerce Street Redevelopment	
Commerce Street between Old Keene Mill and I-95 in Central Springfield		Springfield
<p>In FY 2002, funding in the amount of \$125,000 is provided for design services and land acquisition associated with a public community/performing arts center located at the proposed Springfield Town Center. In FY 2001, funding in the amount of \$175,000 was provided for predevelopment activities in the Springfield Town Center area in support of the Commerce Street mixed use redevelopment project (office, retail, and public uses). The Department of Housing and Community Development continues to work with major property owners and the community to redevelop this area. This project is part of a designated Revitalization District and County funding is necessary at this phase of predevelopment in order to participate in and impact the course of future development in the area. Future funding sources will be determined following completion of the predevelopment activity.</p>		

	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	\$0
Design and Engineering	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Other	300,000	0	0	175,000	375,000	125,000	0
Total	\$300,000	\$0	\$0	\$175,000	\$375,000	\$125,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$125,000	\$0	\$0	\$0	\$125,000

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014101	Kings Crossing Development	
North Kings Highway and Richmond Highway		Mt. Vernon
<p>In FY 2002, funding in the amount of \$375,000 is provided for detailed design guidelines, marketing and land acquisition for the Kings Crossing Town Center. In FY 2001, funding in the amount of \$200,000 was provided for predevelopment and due diligence activities in the central Penn Daw area of Richmond Highway in support of Kings Crossing mixed use redevelopment (residential, office, retail, and public uses). County funding is required at this stage of predevelopment in order to identify and acquire land. The Department of Housing and Community Development is working with major property owners and the community to redevelop this area. This project is part of a designated Revitalization District and is supported by recently revised Comprehensive Plan language. Future funding sources will be determined following the completion of the predevelopment activities.</p>		

	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	\$0
Design and Engineering	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Other	575,000	0	0	200,000	375,000	375,000	0
Total	\$575,000	\$0	\$0	\$200,000	\$375,000	\$375,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$375,000	\$0	\$0	\$0	\$375,000

FUND 340 HOUSING ASSISTANCE PROGRAM

014104	Revitalization Program Costs
Countywide	Countywide
<p>In FY 2002, funding in the amount of \$660,000 is provided for staff and administrative costs associated with the continuation of previously approved Revitalization projects, and the establishment of 3/3.0 SYE Merit Regular positions responsible for marketing and business activities associated with revitalization activities. The projects include Commerce Street Redevelopment, a public/private effort to revitalize the Commerce Street area between Old Keene Mill Road and I-95 in Central Springfield; Kings Crossing Development, a public/private project to redevelop the Penn Daw area between the intersection of North Kings Highway and Richmond Highway; Springfield Town Center, a public/private redevelopment project in Central Springfield including an Arts Center, parking, a marketplace, and housing; Annandale Town Center, a public/private development of residential properties; Bailey's Entrepreneurship Center, a location in Bailey's Crossroads area where multi-ethnic merchants from the area can display their goods and merchandise; Merrifield Streetscape, improvements to Gallows Road between Dunn Loring Metro and Route 29; and Mount Vernon Market Place, a location in the Mount Vernon area where merchants from the area can display their goods and merchandise.</p> <p>Staff costs in Fund 940, FCRHA General Operating, will also be reimbursed from this project and will be realized in Fund 940 as revenue. These positions have been responsible for housing development efforts producing financing fee income. However, the Department of Housing and Community Development 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, the funds in this project will cover the anticipated project expenditures and lost revenue until the revitalization and redevelopment activities generate fee income.</p> <p>The 3/3.0 Regular Merit positions will be included on the Organization chart in the Agency 38, Housing and Community Development General Fund, and reimbursed from Fund 340 for revitalization related activities. These positions would participate in business partnership, area marketing, real estate marketing, organizational development, graphics and grant activities.</p>	

	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	0	0	0	0
Construction		0	0	0	0	0	0
Other		0	0	425,000	660,000	660,000	0
Total	Continuing	\$0	\$0	\$425,000	\$660,000	\$660,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$660,000	\$0	\$0	\$0	\$660,000

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014117	Richmond Highway Corridor	
South Richmond Highway	Mt. Vernon	
<p>In FY 2002, funding in the amount of \$100,000 provides for a feasibility study and predevelopment activities for a community marketplace and museum in the southern portion of the Richmond Highway corridor. The study would be performed to determine the feasibility of incorporating the marketplace into a facility developed as part of a museum marketplace initiative. The marketplace would be initially organized as a regularly scheduled event, utilizing a parking lot during off-hours or available open space within the Community Business Center. Representatives from the ethnic communities would be involved in planning the facility that would provide arts, crafts, specialty foods and other marketplace goods.</p>		

	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	\$0
Design and Engineering	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0
Other	100,000	0	0	0	100,000	100,000	0
Total	\$100,000	\$0	\$0	\$0	\$100,000	\$100,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$100,000	\$0	\$0	\$0	\$100,000

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014133	Springfield Bio-Info Incubator
To be Determined	Lee
<p>In FY 2002, funding in the amount of \$250,000 provides for matching funds for the Springfield Incubator for Bio-Technology and Bio-Informatics as approved by the Board of Supervisors during their deliberations on the <u>FY 2002 Advertised Budget Plan</u>. The incubator will serve as an anchor for a larger effort to attract employers in related fields to the adjacent office space, and ultimately, adjacent existing and potential land parcels.</p>	

	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	0	0	0	0
Construction		0	0	0	0	0	0
Other		0	0	0	0	250,000	0
Total	Continuing	\$0	\$0	\$0	\$0	\$250,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$250,000	\$0	\$0	\$0	\$250,000