

Fund 340

Housing Assistance Program

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2005 Advertised Budget Plan, as approved by the Board of Supervisors on April 26, 2004:

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

Focus

The Housing Assistance Program has been 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. In recent fiscal years the primary use of the Fund is to support the Commercial Revitalization Program including staff resources, marketing, consultant services and capital projects. The Fund also supports the Blight Abatement 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.

In FY 2005 a General Fund Transfer provides \$935,000, the same level of funding as the FY 2004 Adopted Budget Plan, for Commercial Revitalization activities to address current program needs for staffing and other efforts associated with countywide revitalization projects.

Changes to FY 2004 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2004 Revised Budget Plan since passage of the FY 2004 Adopted Budget Plan. Included are all adjustments made as part of the FY 2003 Carryover Review and all other approved changes through December 31, 2003:

- ◆ **Carryover Adjustments** **\$13,670,049**
As part of the FY 2003 Carryover Review, the Board of Supervisors approved an increase \$13,670,049 due to the carryover of unexpended project balances in the amount of \$13,615,064, and to appropriate program income in the amount of \$54,985. FY 2004 revenues increased \$12,421,480 for anticipated proceeds from the U.S. Department of Housing and Urban Development (HUD) reimbursements for Section 108 projects and grant projects, and from the 1988 Bond Referendum for Commercial and Redevelopment Areas bonds.

The following funding adjustments reflect all approved changes to the FY 2004 Revised Budget Plan from January 1, 2004 through April 19, 2004. Included are all adjustments made as part of the FY 2004 Third Quarter Review:

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

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the capital projects funded in FY 2005 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 2003 Actual	FY 2004 Adopted Budget Plan	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
Beginning Balance	\$1,186,042	\$1,618	\$1,251,540	\$1,618	\$2,971
Revenue:					
Miscellaneous Revenues ¹	\$56,338	\$0	\$0	\$0	\$0
Bond Proceeds ²	0	0	4,500,000	0	0
Grant Proceeds	0	0	921,480	0	0
Section 108 Proceeds	0	0	7,000,000	0	0
Total Revenue	\$56,338	\$0	\$12,421,480	\$0	\$0
Transfer In:					
General Fund (001)	\$1,600,000	\$935,000	\$935,000	\$935,000	\$935,000
Total Transfer In	\$1,600,000	\$935,000	\$935,000	\$935,000	\$935,000
Total Available	\$2,842,380	\$936,618	\$14,608,020	\$936,618	\$937,971
Expenditures:					
Capital Projects ²	\$1,590,840	\$935,000	\$14,605,049	\$935,000	\$935,000
Total Expenditures	\$1,590,840	\$935,000	\$14,605,049	\$935,000	\$935,000
Total Disbursements	\$1,590,840	\$935,000	\$14,605,049	\$935,000	\$935,000
Ending Balance ³	\$1,251,540	\$1,618	\$2,971	\$1,618	\$2,971

¹ In order to account for revenues and expenditures in the proper fiscal year, an audit adjustment in the amount of \$1,353 has been reflected as an increase to FY 2003 revenues. The audit adjustment has been included in the FY 2003 Comprehensive Annual Financial Report (CAFR). Details of the FY 2003 audit adjustment have been included in the FY 2004 Third Quarter Package.

² It should be noted that in the Fall of 1988 a Commercial and Development 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.

³ Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

Fund 340

Housing Assistance Program

FY 2005 Summary of Capital Projects

Fund: 340 Housing Assistance Program

Project #	Description	Total Project Estimate	FY 2003 Actual Expenditures	FY 2004 Revised Budget	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan
003817	Bailey's Community Center	\$123,705	\$13,637.00	\$44,585.78	\$0	\$0
003844	Emergency Housing	578,449	0.00	128,584.80	0	0
003846	Bailey's Road Improvements	1,395,410	53,327.88	1,054,531.46	0	0
003848	Fairhaven Public Improvements	1,864,692	3,997.70	1,493,455.46	0	0
003875	Island Walk Cooperative	50,000	0.00	43,500.00	0	0
003884	Chatham Towne	62,350	0.00	62,350.00	0	0
003905	Gum Springs Public Improvements	2,223,789	242,604.87	432,966.12	0	0
003907	James Lee Community Center	665,509	115,609.08	36,355.78	0	0
003910	James Lee Road Improvement	352,092	21,156.18	72,877.78	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	Murraygate Village	1,038,750	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.	4,927,115	118,138.72	1,317,270.65	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	0	86,823.15	651,373.76	190,000	190,000
014020	Stonegate Village Phase II	14,750	0.00	1,371.41	0	0
014045	McLean Revitalization	100,000	0.00	50,000.00	0	0
014047	Lake Anne Reston	50,000	0.00	0.00	0	0
014048	Revitalization Spot Blight Abatement		6,542.45	408,474.24	0	0
014050	Herndon Senior Center	55,876	30,549.22	22,727.36	0	0
014100	Commerce Street Redevelopment	3,333,000	0.00	3,275,407.70	0	0
014101	Kings Crossing Redevelopment	575,000	884.08	562,959.02	0	0
014102	Gallows Road Streetscape	200,000	0.00	200,000.00	0	0
014103	Richmond Hwy Facade Imp	295,000	30,198.46	241,378.00	0	0
014104	Revitalization Program Costs		745,761.66	744,238.34	745,000	745,000
014115	Sacramento Community Center	712,000	0.00	711,118.36	0	0
014116	Partnership Programs		0.00	100,000.00	0	0
014117	Richmond Highway Corridor	100,000	25,000.00	74,705.00	0	0
014122	Allen Street	75,000	0.00	75,000.00	0	0
014125	David R. Pinn Community Center	100,000	19,973.32	80,026.68	0	0
014141	Mason District Park - EDI	89,802	60,188.54	20,988.77	0	0
014156	Merrifield Town Center Urban Park	2,000,000	0.00	2,000,000.00	0	0
014157	Annandale Façade Imp. Prgm.	100,000	0.00	100,000.00	0	0
014158	Annandale Marketing	40,000	0.00	40,000.00	0	0
014159	Baileys 7 Corners Streetscape Imp.	150,000	6,863.36	143,136.64	0	0
014160	Baileys SE Quad. Town Ctr. Comm.	75,000	0.00	75,000.00	0	0
014161	Revitalization Field Services	200,000	9,584.61	190,415.39	0	0
VA1940	Reston Towne Center	615,000	0.00	0.00	0	0
Total		\$30,171,967	\$1,590,840.28	\$14,605,048.50	\$935,000	\$935,000

Fund 340 Housing Assistance Program

014010	Commercial Revitalization Studies Program
Countywide	Countywide
<p>Description and Justification: This project provides FY 2005 funding of \$190,000 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 the <u>FY 2004 Adopted Budget Plan</u>, \$190,000 was provided for these activities as the agency continued the development of 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 2003 Expenditures	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 Adopted Budget Plan	Future Years
Land Acquisition		\$3,404	\$874	\$157,799	\$0	\$0	\$0
Design and Engineering		695,567	1,708	(1,708)	0	0	0
Construction		795	0	0	0	0	0
Other		224,037	84,242	495,282	190,000	190,000	0
Total	Continuing	\$923,803	\$86,823	\$651,374	\$190,000	\$190,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$190,000	\$0	\$0	\$0	\$190,000

Fund 340 Housing Assistance Program

014104	Revitalization Program Costs
Countywide	Countywide
<p>Description and Justification: In FY 2005, funding in the amount of \$745,000 is provided for staff and administrative costs associated with the continuation of previously approved revitalization projects, and 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.</p> <p>The 3/3.0 SYE Merit Regular positions are included on the organization chart in the Agency 38, Housing and Community Development General Fund, and are reimbursed from Fund 340 for revitalization related activities. These positions participate in public/private business partnerships, area marketing, real estate marketing, organizational development, graphics and grant activities.</p>	

	Total Project Estimate	Prior Expenditures	FY 2003 Expenditures	FY 2004 Revised Budget Plan	FY 2005 Advertised Budget Plan	FY 2005 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		1,085,000	745,762	744,238	745,000	745,000	0
Total	Continuing	\$1,085,000	\$745,762	\$744,238	\$745,000	\$745,000	\$0

Source of Funding				
General Fund	General Obligation Bonds	Transfers from Other Funds	Other	Total Funding
\$745,000	\$0	\$0	\$0	\$745,000