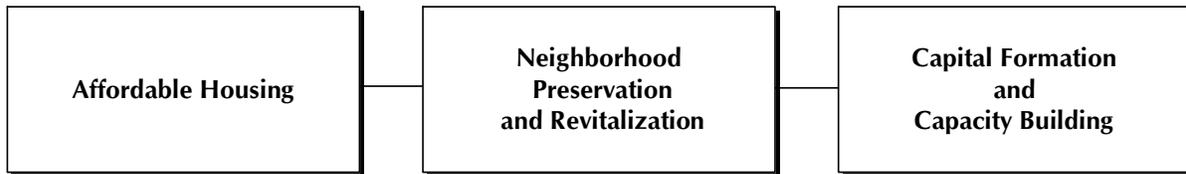


Housing and Community Development Program Overview



Introduction

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

As a County agency, DHCD undertakes many programs on behalf of the Board of Supervisors. However, DHCD 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, primarily 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.

The sources supporting DHCD's operations include County funds, General Obligation bonds, federal grants, private capital, and revenue from program operations (e.g. developer fees and rent from tenants of housing owned by the FCRHA and income from repayment of loans). As a result of these multiple, complex funding streams, DHCD has 19 funds (as a result of the closeout of Fund 947, FCRHA Capital Contributions in FY 2005, residual fund balances will be transferred to Fund 948). 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 19 funds encompass all of the operations of DHCD/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.

Expenditures supporting the DHCD and FCRHA activities are in the amount of \$84,569,799 including \$7,468,737 in General Fund support, \$15,170,809 in other County appropriated funds, and \$61,930,253 in non-County appropriated funds. Total receipts for FY 2005 are anticipated to be \$85,036,248 as shown on the Consolidated Fund Statement. Receipts from federal/state sources are anticipated to be \$56,943,702, or 67.0 percent, of total funding sources. More detailed descriptions of FY 2005 funding levels may be found in the narratives for each Fund following this Overview.

Because DHCD's programs are supported by multiple sources of funds, the Agency Mission and Focus, Program Goals, Key Accomplishments, FY 2005 Initiatives, and Performance Measures are consolidated in this Overview rather than appearing with each fund. Performance Measures for FY 2005 are consistent with FY 2004 Performance Measures. These Performance Measures do not include statistics on the developments which are privately managed and/or owned by partnerships. This Overview also provides summary information on the organization, staffing, and consolidated budget for DHCD.

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

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

Affordable Housing service area supports individuals and families in finding homes that are both safe and affordable.

Neighborhood Preservation and Revitalization service area focuses on preserving and improving neighborhoods. In addition, DHCD links residential and commercial neighbors to revitalize the entire community, and bring new vitality to aging areas.

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

These service areas encompass all of the activities of the 19 DHCD funds. The total FY 2005 Adopted Budget Plan of \$84.6 million can be distributed to these service areas and the general costs of running the department. The Affordable Housing Service Area utilizes approximately \$61.0 million of this total while the combined Neighborhood Preservation and Revitalization and Capital Formation and Capacity Building Service Areas total approximately \$16.9 million. The balance of approximately \$6.7 million funds general support of DHCD. It should be noted that many of the functional areas of DHCD cross these service areas so an exact allocation to the service areas is not possible. The FY 2005 Adopted Budget Plan is \$76.2 million less than the *FY 2004 Revised Budget Plan* primarily due to the fact that many of the projects in the Neighborhood Preservation and Revitalization and Capital Formation and Capacity Building Service Areas are carried over for multiple years. Previously allocated balances have been carried over into FY 2004 to allow for continuation of the 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 challenges 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 DHCD 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 DHCD.

Affordable Housing:

First Time Home Buyers Program and Moderate Income Direct Sales Program

This function offers new and resale homes at below market prices. These homes are built by private developers and are located within neighborhoods throughout the County. DHCD markets the homes and, in some cases, provides financing assistance to first time homebuyers. Through FY 2003, 1,346 homes have been sold to first time homebuyers through these programs.

Down-payment and Closing Costs Loans

This activity assists home buyers in making a down-payment on a home and in covering closing costs.

Housing and Community Development Program Overview

FCRHA Rental Housing

This function provides housing with rents to fit incomes. 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 5,600 low- and moderate- income households.

FCRHA Development Activities

DHCD, in conjunction with the FCRHA, facilitates the development of affordable housing by non-profit and for-profit developers through incentives and financing. DHCD 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.

Elderly Housing

This activity provides 408 affordable living units at elderly housing properties in Fairfax, Herndon, the Springfield area, Lincolnia and McLean. This includes a new senior housing facility in the Mount Vernon area, Gum Springs, which opened in FY 2003 and is managed by a private firm.

Neighborhood Preservation and Revitalization:

Fairfax County Revitalization Activities

These activities focus on overseeing preparation and implementation of revitalization strategies in seven designated commercial revitalization areas. They involve planning for a community vision and sense of place, design and creative approaches to redevelopment, marketing of local business, and attracting private development and investment.

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 elderly homeowners in making minor repairs. In FY 2003, over \$615,000 was lent to homeowners for repairs and improvements to their property and 99 qualifying 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 citizen 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 2003, approximately 205 properties were identified as Blighted properties. As prior year actuals indicate, this number continues to decrease, which indicates that homeowners are opting to voluntarily clean-up their properties before they can be categorized as "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.

Housing and Community Development Program Overview

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 major portion of the funding comes from the CDBG, administered by DHCD, which also supports CCFP planning and administers contract awards. CCFP provides \$9.0 million in funding for these services in FY 2005.

Partnering

This activity links the FCRHA financing with the private sector (non-profit and for-profit) to generate additional financial resources. Non-profit corporations or limited liability companies formed by the FCRHA partner with private investors to benefit from Federal Low Income Housing Tax Credits to fund FCRHA affordable housing for families and seniors. In addition, 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)

DHCD provides leadership in developing and implementing the County's annual Consolidated Plan in conjunction with the CCFAC, a citizens' 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 provides about \$10.3 million for local housing and community development programs in FY 2005.

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 development, technical assistance, and financing services in conjunction with the FCRHA and both for-profit 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 2005 Initiative | Fund |
|---|----------------|--------------------|---------------|
| Implement two major workflow projects aimed at improving effectiveness and efficiency in the Housing Choice Voucher, Public Housing, and FCRP programs. | | ☑ | 941, 966, 967 |
| Implemented a Project-Based Voucher Program, a FY 2002 initiative that the FCRHA used to convert 278 tenant based vouchers to site specific vouchers. These vouchers supported FCRHA strategic initiatives such as making transitional housing and housing for disabled citizens more affordable. | ☑ | | 966 |
| Recognized as a national model for its efforts in combating fraud and abuse and for its efforts in coordinating anti-crime efforts with the police at an Annual Housing Choice Voucher Conference in FY 2002. | ☑ | | 966 |

Housing and Community Development Program Overview

|  Maintaining Safe and Caring Communities | Recent Success | FY 2005 Initiative | Fund |
|---|-----------------------|---------------------------|---------------|
| Reduce management and maintenance costs of FCHRA-owned housing in specific expense areas without sacrificing service quality, and seek additional or new funding sources to increase service where needed. | | ☑ | 941, 967 |
| Implement reorganization of Housing Management and Maintenance Services to aim for more efficiency and closer locations to our clients and customers. | | ☑ | 941, 967 |
| Revised and updated dwelling leases for all housing assistance programs. | ☑ | | 941, 950, 967 |
|  Building Livable Spaces | Recent Success | FY 2005 Initiative | Fund |
| Opened and occupied Gum Springs Glen, a moderate income senior living facility containing 60 units on Richmond Highway in FY 2003. | ☑ | | 141, 950 |
| Completed renovations of 243 public housing units in FY 2003. | ☑ | | 969 |
| Reorganized the Senior Housing and Services Branch to include responsibility for oversight of group homes, specialized housing programs. This reorganization gives a greater focus and centralization of services for disabled citizens, including oversight of and administration of the Reasonable Accommodation process. | ☑ | | 141 |
| Plan for the development and construction of Little River Glen II, a senior assisted living facility incorporating Fairfax County Department of Housing, Sunrise Assisted Living and Inova Health. | | ☑ | 950 |
| Rehabilitate and modernize 187 units of Public Housing in FY 2005. | | ☑ | 967, 969 |
|  Connecting People and Places | Recent Success | FY 2005 Initiative | Fund |
| Provide innovative residential support services to disabled Fairfax County citizens residing in the Section 8 and Public Housing programs in partnership with a local non-profit, Psychiatric Rehabilitation Services. Funding from a HUD Resident Opportunity and Supportive Services Grant. | | ☑ | 965, 967 |
| Opened neighborhood Networks Center in conjunction with non-profit partner, FACETS, at Ragan Oaks Public Housing property. | ☑ | | 965, 967 |
| Recognized as a HUD High Performer for DHCD's performance in the Housing Choice Voucher program. This recognition was awarded for DHCD's performance in FY 2003 under the Section 8 Management Assessment Program (SEMAP). | ☑ | | 966 |

Housing and Community Development Program Overview

|  Connecting People and Places | Recent Success | FY 2005 Initiative | Fund |
|--|-------------------------------------|-------------------------------------|-------------|
| Recognized as a HUD High Performer for DHCD's performance in the Public Housing Program. This recognition was awarded for DHCD's performance in FY 2003 under the Public Housing Assessment Program (PHAS). | <input checked="" type="checkbox"/> | | 967 |
| Reached 100 percent utilization of Housing Choice Vouchers in FY 2003. This is the first time this has been achieved in the Fairfax County rental market in several years. Goal is to maintain 100 percent utilization in FY 2004 and FY 2005. | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 966 |
| Conclude planning and development activities in the Magnet Housing program, a living/learning environment. Finalize partnership agreements and initiate pre-leasing activities. | | <input checked="" type="checkbox"/> | 144 |
| Initiate and/or participate in initiatives coordinated with other Human Services agencies, non-profits, and private sector agencies geared at improving resident self-sufficiency. One of these initiatives is working with the Fairfax Fatherhood Collaborative to implement a pilot program at one or more of HUD's sites that would focus the resources of the collaborative to increasing the role of absent fathers in the parenting of their children. | | <input checked="" type="checkbox"/> | 967 |
| Updated the HUD Annual Plan for Public Housing to include the resident survey follow-up plan and solicit recommendations from the community, the FCRHA, and the Resident Advisory Council on Plan revisions. | <input checked="" type="checkbox"/> | | 966,967 |
| Prepare the new HUD Five-Year Plan for Public Housing. | | <input checked="" type="checkbox"/> | 966,967 |

* 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.

Housing and Community Development Program Overview

Affordable Housing Service Area

Key Performance Measures

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 development, technical assistance, and financing services in conjunction with the FCRHA and both for-profit 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.

Service Area: Affordable Housing, Function - 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 2001 Actual | FY 2002 Actual | FY 2003 Estimate/Actual | FY 2004 | FY 2005 |
| Output: | | | | | |
| Clients housed | 2,899 | 2,897 | 2,899 / 2,967 | 2,899 | 2,899 |
| Efficiency: | | | | | |
| Cost per client | \$1,967 | \$2,217 | \$2,171 / \$2,086 | \$2,214 | \$2,214 |
| Service Quality: | | | | | |
| Occupancy rate | 99% | 99% | 99% / 99% | 99% | 99% |
| Outcome: | | | | | |
| HUD's PHAS rating (1) | 91.0% | 92.0% | 92.0% / NA | 92.0% | 92.0% |

(1) This rating covers the fiscal year and is awarded within six months at the end of the fiscal year. The FY 2003 rating has not been received. A PHAS rating above 90 percent earns the FCRHA a rating of "Outstanding Performer".

Public Housing Performance Measurement Results

In FY 2003, the Public Housing program continued to provide high quality housing to nearly 3,000 Fairfax County residents, and maintained a high utilization of 99 percent. Agency indicators in nearly every area of the Public Housing Assessment System (PHAS) are rated very highly, resulting in an overall PHAS rating of 92 percent in FY 2002. The cost per client decreased in FY 2003 compared with FY 2002 due to position vacancies during the fiscal year.

Housing and Community Development Program Overview

Service Area: Affordable Housing, Function - 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 2001 Actual | FY 2002 Actual | FY 2003 Estimate/Actual | FY 2004 | FY 2005 |
| Output: | | | | | |
| Clients housed (1) | 2,046 | 2,117 | 2,117 / 2,068 | 2,070 | 2,070 |
| Efficiency: | | | | | |
| Cost per client | \$2,641 | \$2,013 | \$2,225 / \$1,665 | \$2,416 | \$2,465 |
| Service Quality: | | | | | |
| Occupancy rate | 97.6% | 98.0% | 98.0% / 98.9% | 98.0% | 98.0% |
| Outcome: | | | | | |
| FCRP assessment rating | 82% | 82% | 82% / 82% | 85% | 85% |

(1) Subsequent to FY 2001 calculations include operating costs excluding debt service costs and group home supports that are appropriately adjusted.

Fairfax County Rental Program (FCRP) Performance Measure Results

In FY 2001, DHCD used a new tool developed by the Housing Management Division to assess and track results in this program. Based on this new tool, the Housing Management Division was able to distinguish which sections of the program needed more attention to achieve safe, affordable housing for the residents of Fairfax County. For the first time, participants in the program were surveyed regarding their satisfaction with management and maintenance services, as well as property conditions and safety. In FY 2003, more than 80 percent of the responses indicated that residents were satisfied or very satisfied. Occupancy moved to 98.9 percent. The cost per client is decreased from FY 2002 to FY 2003 as a result of fewer capital improvement projects in FY 2003.

Housing and Community Development Program Overview

Service Area: Affordable Housing, Function – Section 8

Objectives

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

| Indicator | Prior Year Actuals | | | Current Estimate | Future Estimate |
|-------------------------|--------------------|----------------|-------------------------|------------------|-----------------|
| | FY 2001 Actual | FY 2002 Actual | FY 2003 Estimate/Actual | FY 2004 | FY 2005 |
| Output: | | | | | |
| Clients housed (1) | 8,869 | 9,229 | 9,785 / 10,185 | 10,083 | 10,083 |
| Efficiency: | | | | | |
| Cost per client | \$2,712 | \$3,190 | \$3,013 / \$3,485 | \$3,551 | \$3,622 |
| Service Quality: | | | | | |
| Utilization rate | 95% | 92% | 98% / 100% | 98% | 99% |
| Outcome: | | | | | |
| SEMAP rating (2) | NA | NA | 90% / 100% | 90% | 91% |

(1) Clients housed includes Section 8 vouchers and new construction. In FY 2002 and FY 2003 additional vouchers were provided.

(2) The Section Eight Management Assessment Program (SEMAP) rating period is for the prior fiscal year and the rating is awarded within six months of the end of the fiscal year. A SEMAP rating over 90 percent earns the FCRHA "Outstanding Performer" status from HUD.

Section 8 Performance Measure Results:

In FY 2003, performance measures exceeded the targeted outcome of an 85 percent score in the initial year that the Section 8 program was measured under a federal assessment called Section 8 Management Assessment Program (SEMAP). Several initiatives were put in place to increase success rates, which led to an average annual lease-up of 100 percent for FY 2003. The temporary rise in cost per client from FY 2002 to FY 2003 (actual) is due to a 22 percent increase in Fair Market Rents during FY 2003.

Housing and Community Development Program Overview

Service Area: Affordable Housing, Function – Elderly Housing Programs

Objectives

- ◆ To obtain a Program Assessment rating of 85 percent or better in the categories of vacant unit turnaround time, work order completion, security, unit inspections, tenant services, and resident satisfaction.

| Indicator | Prior Year Actuals | | | Current Estimate | Future Estimate |
|--------------------------------|--------------------|----------------|-------------------------|------------------|-----------------|
| | FY 2001 Actual | FY 2002 Actual | FY 2003 Estimate/Actual | FY 2004 | FY 2005 |
| Output: | | | | | |
| Clients housed | 225 | 243 | 243 / 221 | 225 | 225 |
| Efficiency: | | | | | |
| Cost per client (1) | \$12,382 | \$14,422 | \$13,750 / \$14,616 | \$14,227 | \$14,227 |
| Service Quality: | | | | | |
| Occupancy rate | 98% | 98% | 98% / 99% | 98% | 98% |
| Outcome: | | | | | |
| Elderly program assessment (2) | 82% | 82% | 82% / 92% | 92% | 92% |

(1) Includes staff costs incurred in monitoring other privately managed properties and includes extensive service costs associated with assisted living facilities such as providing round the clock coverage.

(2) A new program assessment tool has been developed, which has a score up to 100 percent and covers the preceding fiscal year.

Elderly Housing Performance Measure Results

In FY 2003, over 220 seniors were served by DHCD senior housing sites. Utilizing County dollars, apartment rent revenue, Federal HOME subsidy monies and Virginia Medicaid Auxiliary Grant funds, this program has sustained strong occupancy rates of approximately 98 percent in both FY 2002 and FY 2003. The cost per client increased in FY 2003 as a result of major maintenance repairs at several facilities, which were not part of the normal maintenance cycle. The estimated cost for FY 2004 and FY 2005 is expected to decrease compared to FY 2003.

Housing and Community Development Program Overview

Service Area: Affordable Housing, Function - 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 | | | Current Estimate | Future Estimate |
|--|--------------------|----------------|-------------------------|------------------|-----------------|
| | FY 2001 Actual | FY 2002 Actual | FY 2003 Estimate/Actual | FY 2004 | FY 2005 |
| Output: | | | | | |
| First time homebuyers (1) | 253 | 111 | 120 / 147 | 120 | 120 |
| Efficiency: | | | | | |
| Cost per new homeowner (2) | \$470 | \$1,162 | \$1,148 / \$1,098 | \$1,148 | \$1,148 |
| Service Quality: | | | | | |
| Participant satisfaction survey scores (3) | 99% | 99% | 95% / 99% | 95% | 95% |
| Outcome: | | | | | |
| Assessment rating | 99% | 99% | 95% / 99% | 95% | 95% |

(1) FY 2001 "Output" included all Affordable Dwelling Units and a one-time special project, Founders Ridge.

(2) FY 2002 Efficiency measurement includes all relevant salaries, which were not included in prior years.

(3) A new program assessment tool was developed to rate the program effectiveness.

Homeownership Performance Measure Results

The number of new and resale units varies from year to year due to a variety of factors outside of departmental control. In FY 2003, 147 first time homebuyers achieved homeownership utilizing DHCD programs. This represented an increase from the FY 2003 estimate of 120, primarily due increased marketing initiatives. In FY 2003, service delivery satisfaction was measured for the first time through a survey of clients. The actual service delivery satisfaction rate for FY 2003 was 99 percent, the same level as FY 2002.

Housing and Community Development Program Overview

Neighborhood Preservation and Revitalization Service Area

Goal

To preserve and improve the quality of life in older, stable residential and commercial areas of the County, and to provide services targeted to the needs of the County's lower income residents.

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

|  Maintaining Safe and Caring Communities | Recent Success | FY 2005 Initiative | Fund |
|--|-------------------------------------|-------------------------------------|-------------|
| Completed road, sidewalk and storm drainage improvements in the Ballou and Fairdale communities. | <input checked="" type="checkbox"/> | | 341 |
| Made available \$2,231,995 in funding through the CCFP in FY 2004 for 14 programs providing services to meet identified needs, and supporting affordable housing preservation and development by the non-profit community. | <input checked="" type="checkbox"/> | | 142 |
| Implementation of the County's Nonprofit Organizational Development Initiative to assess and provide technical assistance for nonprofit community-based organizations. | | <input checked="" type="checkbox"/> | 142 |
| Negotiated and managed contracts with nonprofits for performance of funded programs through the CCFP and continue training and technical assistance in building their capacity. | <input checked="" type="checkbox"/> | | 142 |
| Assisted 123 low- and moderate- income, elderly, or disabled homeowners in the rehabilitation or repair of their homes. | <input checked="" type="checkbox"/> | | 143 |
|  Building Livable Spaces | Recent Success | FY 2005 Initiative | Fund |
| Facilitated the demolition or rehabilitation of 76 blighted properties throughout the County. | <input checked="" type="checkbox"/> | | 142 |
| Completed the design of streetscape improvements on a portion of Annandale Center Drive, in the Annandale Commercial Revitalization District. | <input checked="" type="checkbox"/> | | 340 |
| Completed economic and engineering feasibility studies for a Town Center development at Kings Crossing in the Richmond Highway Commercial Revitalization District. A marketing brochure has also been completed for Kings Crossing and a marketing campaign is underway by the Southeast Fairfax Development Corporation to find a private developer to construct the new Town Center. | <input checked="" type="checkbox"/> | | 340 |
| Complete the construction of the streetscape improvements on a portion of the Annandale Center Drive, in the Annandale Commercial Revitalization District. | | <input checked="" type="checkbox"/> | 340 |

Housing and Community Development Program Overview

|  Connecting People and Places | Recent Success | FY 2005 Initiative | Fund |
|---|----------------|--------------------|----------|
| Implemented the third year of the first multi-year awards process (for FY 2004) through the Consolidated Community Funding Pool (CCFP). | ☑ | | 142, 145 |
| Preparation of the first year of the second multi-year awards process (for FY 2005) through the Consolidated Community Funding Pool. | | ☑ | 142, 145 |

* 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.

Neighborhood Preservation and Revitalization Service Area

Key Performance Measures

Goal

To preserve and improve the quality of life in older, stable residential and commercial areas of the County, and to provide services targeted to the needs of the County's lower income residents.

Service Area: Neighborhood Preservation and Revitalization, Function - Blight Abatement

Objectives

- ◆ To prevent a net increase in the number of blighted properties throughout the County.

| Indicator | Prior Year Actuals | | | Current Estimate | Future Estimate |
|--|--------------------|----------------|-------------------------|------------------|-----------------|
| | FY 2001 Actual | FY 2002 Actual | FY 2003 Estimate/Actual | FY 2004 | FY 2005 |
| Output: | | | | | |
| Blighted properties identified (1) | 335 | 299 | 269 / 205 | 205 | 205 |
| Efficiency: | | | | | |
| Cost per property abated | \$2,809 | \$0 | \$1,609 / \$0 | \$0 | \$0 |
| Service Quality: | | | | | |
| Percent of abated properties where abatement was accomplished through voluntary actions of owners without direct County action | 100% | 100% | 97% / 100% | 97% | 97% |
| Outcome: | | | | | |
| Percent change of blighted properties in the County (2) | 12% | (11%) | (10%) / (31%) | 0% | 0% |

(1) In any given year, additional properties are referred to the blight program and added to the blighted property inventory. A portion of the currently identified blighted properties are abated during the year. The number of identified properties has decreased due to increased efforts to inspect all referred properties, which often results in voluntary actions by the homeowners.

(2) FY 2003 and FY 2004 estimates reflect the current decrease in properties being identified as "blighted" since homeowners are opting to voluntarily clean-up their properties before they are categorized as "blighted".

Housing and Community Development Program Overview

Blight Abatement Performance Measure Results

Prior performance indicators for the Blight Abatement Program estimated a finite number of blighted properties in the County and thus projected a decline in the number of blighted properties over time. This trend appears to be true based on FY 2002 and FY 2003 actuals. The staff assigned to blight abatement has diligently investigated referred properties and due to voluntary action by owners, the number of properties actually categorized as “blighted” have been reduced. DHCD is currently revising this Performance Measure to more accurately measure the success of the Blight Abatement program. These revisions will be shown in future budget presentations.

Capital Formation and Capacity Building Service Area

Goal

To pursue partnerships with investors, the philanthropic community, and state and 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 2005 Initiative | Fund |
|---|----------------|--------------------|-----------------------|
| Prepared the County’s Annual Action Plan for the <u>Consolidated Plan</u> for FY 2004 which was adopted by the Board of Supervisors in April 2003. This plan is the basis for the award of over \$6 million in Community Development Block Grant funds, over \$2.0 million in HOME Investment Partnership Grant funds, over \$886,000 in Emergency Shelter Plus Grants and \$257,000 in HOPWA funds from HUD. | ☑ | | 102, 118, 142, 965 |
| Implemented a Development Agreement to provide technical assistance to apply for both Section 202 and 811 financing for the District Home. | ☑ | | 941 |
| Expand capital funds availability and increase first time homeownership opportunities by entering into a contract of sale for 17 lots at Glenwood Mews. | | ☑ | 948 |
| Established a \$1.0 million Preservation Loan Fund. | ☑ | | 144 |
| Administer the Preservation Loan Fund. | | ☑ | 144 |
| Closed on the award of approximately \$240,000 from the Federal Home Loan Bank Board’s Affordable Housing Program. | ☑ | | 948 |
| Financed over \$620,000 in loans to low-income families through the Home Improvement Loan Program in FY 2003. | ☑ | | 142 |

Housing and Community Development Program Overview

|  Building Livable Spaces | Recent Success | FY 2005 Initiative | Fund |
|---|-------------------------------------|-------------------------------------|------------------|
| Implemented a Development Agreement with Reston Association to assist in the redevelopment of the Southgate Community Center. | <input checked="" type="checkbox"/> | | 145, 340, 946 |
| Received \$1,531,133 in HUD Comprehensive Grant funds in FY 2004 for the renovation, improvement and construction of Public Housing units. | <input checked="" type="checkbox"/> | | 969 |
| FY 2005 HUD Comprehensive Grant funds are projected for the renovation, improvement and construction of Public Housing units. | | <input checked="" type="checkbox"/> | 969 |
| Begin construction on the Lewinsville Assisted Care facility. | | <input checked="" type="checkbox"/> | 144 |
| Construct the Southgate Community Center. | <input checked="" type="checkbox"/> | | 145, 340, 946 |
| Continue the construction of the Herndon Senior Center and finance through Bond Anticipation Notes and Lease Revenue Bonds. | | <input checked="" type="checkbox"/> | 948, 340 |
|  Connecting People and Places | Recent Success | FY 2005 Initiative | Fund |
| Facilitated the preparation of the <u>Consolidated Plan One-Year Action Plan for FY 2004</u> by the Consolidated Community Funding Advisory Committee, and process it through public review and approval by the Board of Supervisors and HUD. | <input checked="" type="checkbox"/> | | 142,143, 144,145 |
| Pursue additional funding for affordable housing projects through the Federal Home Loan Bank Board. | | <input checked="" type="checkbox"/> | 948 |
| Apply for tax credits for the Lewinsville Assisted Care facility. | | <input checked="" type="checkbox"/> | 144 |
| Financed through Bond Anticipation Notes and Lease Revenue Bonds, the James Lee Community Center. | <input checked="" type="checkbox"/> | | 340, 341 |
| Financed through Bond Anticipation Notes and Lease Revenue Bonds, the Southgate Community Center. | <input checked="" type="checkbox"/> | | 340,341 |
| Completed projects in the Richmond Highway Façade improvement program. | <input checked="" type="checkbox"/> | | 340 |

* 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.

Housing and Community Development Program Overview

Capital Formation and Capacity Building Service Area

Key Performance Measures

Goal

To pursue partnerships with investors, the philanthropic community, and state and 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.

Service Area: Capital Formation and Capacity Building

Objectives

- ◆ To obtain non-entitlement funding for housing, neighborhood improvement, revitalization, and public service in an amount equal to a minimum of five percent of entitlement funds.

| Indicator | Prior Year Actuals | | | Current Estimate | Future Estimate |
|---|--------------------|----------------|---------------------------|------------------|-----------------|
| | FY 2001 Actual | FY 2002 Actual | FY 2003 Estimate/Actual | FY 2004 | FY 2005 |
| Output: | | | | | |
| Total funding obtained | \$8,460,000 | \$8,847,000 | \$8,959,650 / \$9,456,464 | \$9,456,464 | \$9,456,464 |
| Efficiency: | | | | | |
| Cost per dollar obtained | \$0.039 | \$0.040 | \$0.041 / \$0.040 | \$0.040 | \$0.040 |
| Service Quality: | | | | | |
| Percent of public testimony or written comments supportive of funding applications | 100% | 100% | 90% / 100% | 90% | 90% |
| Outcome: | | | | | |
| Non-entitlement funding obtained annually for housing, neighborhood improvement, revitalization, and public service as a percent of entitlement funding (1) | 3.0% | 8.0% | 5.0% / 67.0% | 0.0% | 0.0% |

(1) Economic Development Initiative (EDI) funding was received in FY 2002 rather than the projected receipt in FY 2001.

Capital Formation and Capacity Building Performance Measure Results

DHCD was successful in obtaining \$4,750,000, non-entitlement funding, during FY 2003. Approximately \$750,000 was received from VHDA for the "Home Stretch" program and \$4,000,000 for the Sponsoring Partnerships and Revitalizing Communities (SPARC) program.

Housing and Community Development Program Overview

CONSOLIDATED FUND STATEMENT

| | 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 | \$35,416,035 | \$12,441,829 | \$43,197,255 | \$17,582,388 | \$18,923,088 |
| Revenue: | | | | | |
| Federal/State General Fund Contributions ¹ | \$48,558,343 | \$46,547,626 | \$76,389,618 | \$56,943,702 | \$56,943,702 |
| Program Income | 8,164,809 | 7,334,797 | 9,150,943 | 7,660,091 | 7,468,737 |
| Sale of Bonds | 9,354,933 | 8,765,765 | 9,186,062 | 10,380,451 | 10,380,451 |
| Investment Income | 5,804,665 | 0 | 16,879,078 | 0 | 0 |
| Monitoring/Service Fees | 427,585 | 541,976 | 522,343 | 408,263 | 408,263 |
| Bank Funds | 1,153,008 | 1,442,953 | 1,442,953 | 648,970 | 648,970 |
| Utility Reimbursements | 0 | 120,000 | 120,000 | 120,000 | 120,000 |
| Repayment of Advances | 132,844 | 157,364 | 132,844 | 157,364 | 157,364 |
| Proffered Contributions | 656,276 | 1,308,941 | 925,693 | 428,946 | 428,946 |
| Miscellaneous/Other | 1,712,491 | 823,413 | 2,623,413 | 1,365,000 | 1,365,000 |
| Total Revenue ^{2,3} | <u>\$90,162,339</u> | <u>\$75,217,665</u> | <u>\$136,480,177</u> | <u>\$85,227,602</u> | <u>\$85,036,248</u> |
| Total Available | \$125,578,374 | \$87,659,494 | \$179,677,432 | \$102,809,990 | \$103,959,336 |
| Expenditures: | | | | | |
| Personnel Services | \$11,633,940 | \$12,119,815 | \$12,634,324 | \$12,616,607 | \$12,486,607 |
| Operating Expenses | 48,141,442 | 49,435,468 | 58,648,256 | 58,211,649 | 58,150,295 |
| Capital Equipment | 165,962 | 0 | 91,372 | 0 | 0 |
| Grant Projects | 8,235,015 | 8,313,000 | 25,327,838 | 10,161,791 | 10,161,791 |
| Capital Projects | 14,204,760 | 3,369,073 | 64,052,554 | 3,771,106 | 3,771,106 |
| Total Expenditures ^{2,3} | <u>\$82,381,119</u> | <u>\$73,237,356</u> | <u>\$160,754,344</u> | <u>\$84,761,153</u> | <u>\$84,569,799</u> |
| Total Disbursements | \$82,381,119 | \$73,237,356 | \$160,754,344 | \$84,761,153 | \$84,569,799 |
| Ending Balance | \$43,197,255 | \$14,422,138 | \$18,923,088 | \$18,048,837 | \$19,389,537 |

¹ In FY 2005, the total includes the General Fund Transfers to Fund 141, Elderly Housing Programs, in the amount of \$1,387,844 and Fund 340, Housing Assistance Program, in the amount of \$935,000, for a total of \$2,322,844. The remaining \$5,145,893 reflects Agency 38 funding within the General Fund.

² 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, 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.

³ FY 2003 Total Revenue and Total Expenditures are revised due to audit adjustments required for Department of Housing and Community Development (DHCD) Funds. See specific DHCD Funds for audit adjustment amounts that have been included in the Comprehensive Annual Financial Report (CAFR).

Housing and Community Development Program Overview

FY 2005 Funding Adjustments

The following funding adjustments from the FY 2004 Revised Budget Plan are necessary to support the FY 2005 program:

- ◆ Refer to specific Department of Housing and Community Development fund budgets in Volume 2 for FY 2005 Funding Adjustments.

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:

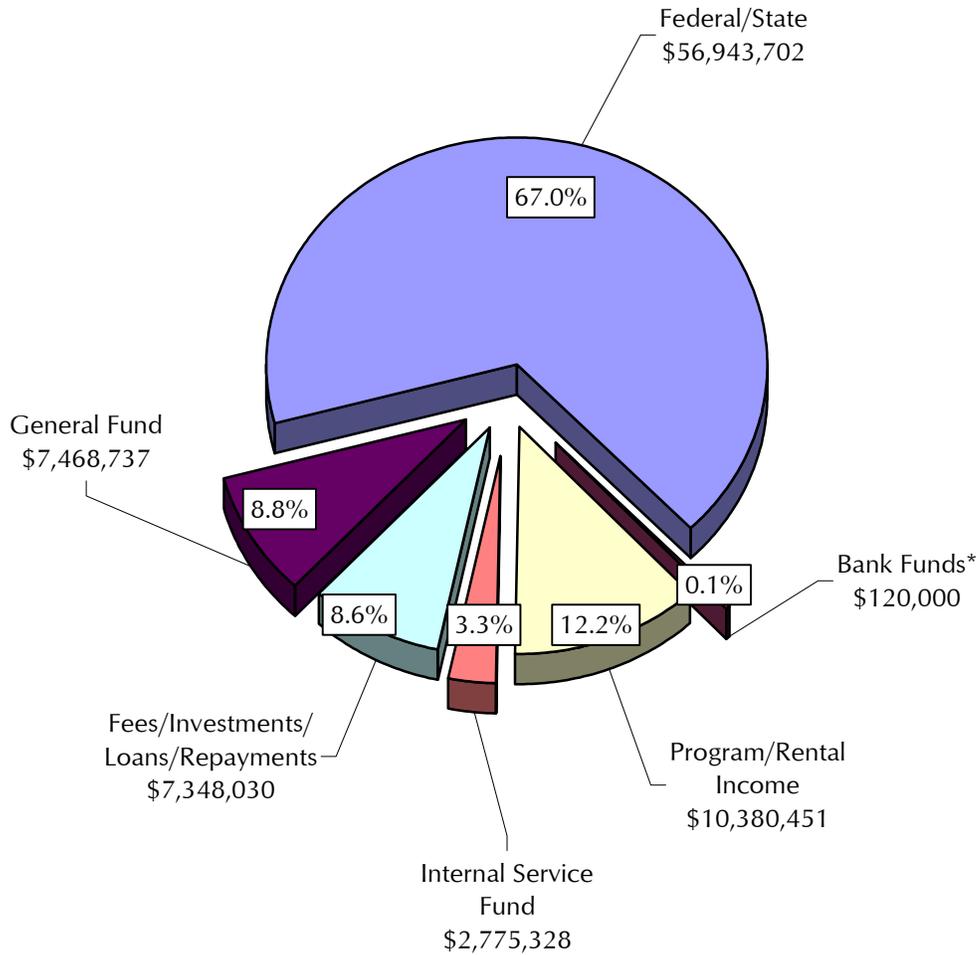
- ◆ Refer to specific Department of Housing and Community Development fund budgets in Volume 2 for changes to FY 2004 Adopted Budget Plan.

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:

- ◆ Refer to specific Department of Housing and Community Development fund budgets in Volume 2 for FY 2004 Funding Adjustments.

Housing and Community Development Program Overview

HOUSING PROGRAMS FY 2005 SOURCE OF FUNDS

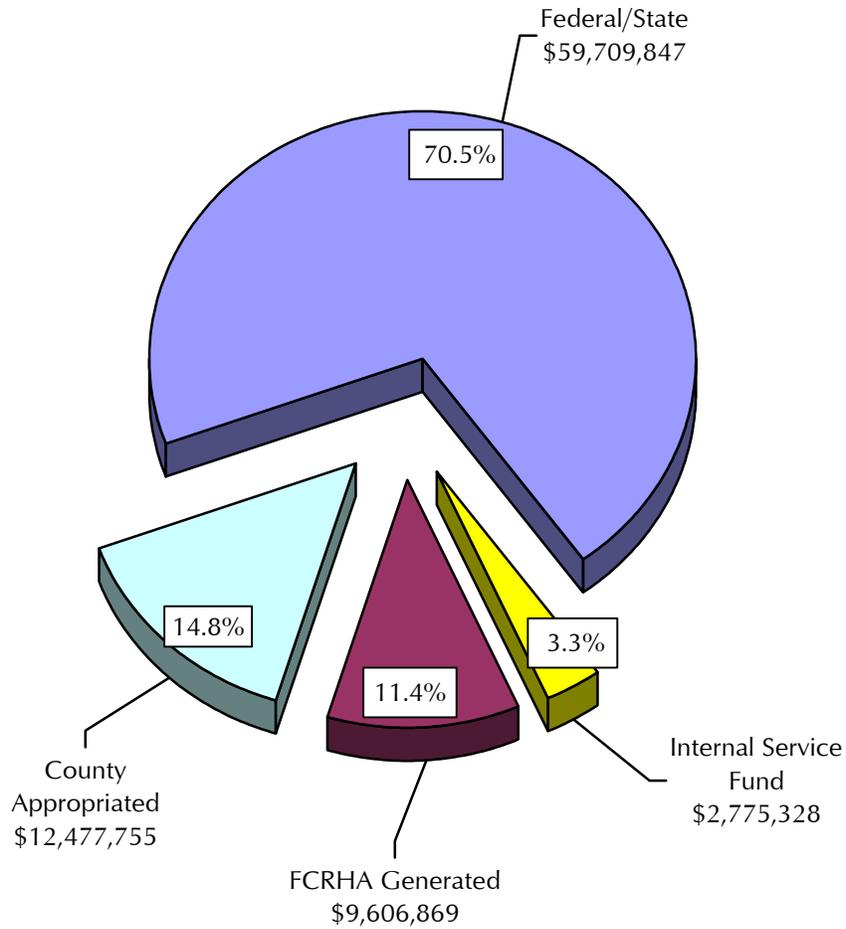


TOTAL REVENUES = \$85,036,248

*Borrowed funds for loans to homeowners.

Housing and Community Development Program Overview

HOUSING PROGRAMS FY 2005 EXPENDITURES



TOTAL EXPENDITURES = \$84,569,799

Housing and Community Development Program Overview

Budget and Staff Resources



| Program Area Summary by Fund | | | | | |
|--|---------------------|-----------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|
| Category | FY 2003 Actual | FY 2004 Adopted Budget Plan | FY 2004 Revised Budget Plan | FY 2005 Advertised Budget Plan | FY 2005 Adopted Budget Plan |
| Authorized Positions/Staff Years | | | | | |
| Regular | 227/226.5 | 227/226.5 | 227/226.5 | 227/226.5 | 227/226.5 |
| Grant | 7/7 | 7/7 | 7/7 | 7/7 | 7/7 |
| Total Positions | 234/233.5 | 234/233.5 | 234/233.5 | 234/233.5 | 234/233.5 |
| County Appropriated Funds: | | | | | |
| Operating: | | | | | |
| 001 General Fund | \$5,327,335 | \$5,184,364 | \$5,500,510 | \$5,337,247 | \$5,145,893 |
| 141 Elderly Housing Programs | 3,127,101 | 3,163,849 | 3,351,231 | 3,370,430 | 3,370,430 |
| 143 Homeowners and Business Loan Programs | 1,309,550 | 1,057,951 | 4,719,587 | 1,518,594 | 1,518,594 |
| Total Operating Expenditures | \$9,763,986 | \$9,406,164 | \$13,571,328 | \$10,226,271 | \$10,034,917 |
| Capital: | | | | | |
| 144 Housing Trust Fund | \$1,537,201 | \$1,001,411 | \$17,190,570 | \$1,507,838 | \$1,507,838 |
| 340 Housing Assistance Program | 1,590,840 | 935,000 | 14,605,049 | 935,000 | 935,000 |
| 341 Housing General Obligation Bond Construction | 29,217 | 0 | 381,664 | 0 | 0 |
| Total Capital Expenditures | \$3,157,258 | \$1,936,411 | \$32,177,283 | \$2,442,838 | \$2,442,838 |
| Total County Appropriated Fund Expenditures | \$12,921,244 | \$11,342,575 | \$45,748,611 | \$12,669,109 | \$12,477,755 |
| Federal/State Support:¹ | | | | | |
| 965 Housing Grants Fund | \$432,192 | \$0 | \$674,064 | \$0 | \$0 |
| 966 Section 8 Annual Contribution | 35,254,161 | 35,293,648 | 40,706,803 | 44,211,530 | 44,211,530 |
| 967 Public Housing, Projects Under Management | 5,237,957 | 5,262,057 | 5,407,805 | 5,336,526 | 5,336,526 |
| 969 Public Housing, Projects Under Modernization | 2,222,424 | 0 | 3,710,545 | 0 | 0 |
| 142 Community Development Block Grant ¹ | 6,771,986 | 6,235,000 | 16,641,159 | 7,457,000 | 7,457,000 |
| 145 HOME Investment Partnership Grant ¹ | 1,030,837 | 2,078,000 | 8,012,615 | 2,704,791 | 2,704,791 |
| Total Federal/State Support | \$50,949,557 | \$48,868,705 | \$75,152,991 | \$59,709,847 | \$59,709,847 |

Housing and Community Development Program Overview

| Program Area Summary by Fund | | | | | |
|---|---------------------|-----------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|
| Category | FY 2003 Actual | FY 2004 Adopted Budget Plan | FY 2004 Revised Budget Plan | FY 2005 Advertised Budget Plan | FY 2005 Adopted Budget Plan |
| FCRHA Generated Funds: | | | | | |
| 940 FCRHA General Operating | \$2,645,064 | \$2,694,970 | \$2,859,550 | \$2,764,358 | \$2,764,358 |
| 941 Fairfax County Rental Program | 2,784,284 | 3,289,210 | 3,219,232 | 2,956,600 | 2,956,600 |
| 945 Non-County Appropriated Rehabilitation Loan | 10,238 | 175,307 | 175,307 | 155,309 | 155,309 |
| 946 FCRHA Revolving Development | 83,012 | 0 | 1,018,198 | 0 | 0 |
| 947 FCRHA Capital Contributions | 9,625 | 0 | 28,807 | 0 | 0 |
| 948 FCRHA Private Financing | 8,732,441 | 1,432,662 | 27,117,721 | 1,328,268 | 1,328,268 |
| 949 Internal Service Fund | 2,695,604 | 3,030,984 | 3,030,984 | 2,775,328 | 2,775,328 |
| 950 Housing Partnerships | 1,550,050 | 2,402,943 | 2,402,943 | 2,402,334 | 2,402,334 |
| Subtotal, FCRHA Funds | \$18,510,318 | \$13,026,076 | \$39,852,742 | \$12,382,197 | \$12,382,197 |
| Less: | | | | | |
| 949 Internal Service Fund | \$2,695,604 | \$3,030,984 | \$3,030,984 | \$2,775,328 | \$2,775,328 |
| Total, FCRHA Funds | \$15,814,714 | \$9,995,092 | \$36,821,758 | \$9,606,869 | \$9,606,869 |
| Total, All Sources | \$82,381,119 | \$73,237,356 | \$160,754,344 | \$84,761,153 | \$84,569,799 |
| Less: | | | | | |
| 949 Internal Service Fund | \$2,695,604 | \$3,030,984 | \$3,030,984 | \$2,775,328 | \$2,775,328 |
| Net Total, All Sources | \$79,685,515 | \$70,206,372 | \$157,723,360 | \$81,985,825 | \$81,794,471 |

¹ 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 2005 preliminary estimated federal funding for Fund 142, Community Development Block Grant (CDBG), is \$7,457,000 and for Fund 145, HOME Investment Partnership Grant (HOME), is \$2,704,791.

| Position Summary | | |
|---|--|---|
| <p><u>ADMINISTRATION</u></p> <p>General Fund:</p> <p>1 Director</p> <p>2 Deputy Directors</p> <p>1 H/C Dev. Proj. Adm.</p> <p>1 Management Analyst III</p> <p>1 Management Analyst I</p> <p>1 Info. Tech. Prog. Mgr. I</p> <p>1 Programmer Analyst I</p> <p>1 Info. Tech. Technician II</p> <p>2 Administrative Assistants IV</p> <p>Public Housing:</p> <p>1 Network Tele. Analyst II</p> <p>1 Programmer Analyst I</p> <p>Section 8:</p> <p>1 Network Tele. Analyst III</p> <p>1 Network Tele. Analyst II</p> | <p>Public Housing:</p> <p>1 DHCD Property Mgmt. Supvr.</p> <p>1 Housing Services Specialist V</p> <p>1 Housing Services Specialist IV</p> <p>1 Housing Services Specialist III</p> <p>7 Housing Services Specialists II</p> <p>2 Hsg. Svcs. Specs. I 1PT</p> <p>3 Senior Maintenance Supervisors</p> <p>3 A/C Equipment Repairers</p> <p>3 Carpenters II</p> <p>1 Carpenter I</p> <p>1 Painter I</p> <p>1 General Bldg. Maint. Worker II</p> <p>2 General Bldg. Maint. Workers I</p> <p>1 Administrative Assistant IV</p> <p>2 Administrative Assistants II</p> <p>1 Storekeeper</p> <p>1 Warehouse Worker-Driver</p> | <p><u>DESIGN, DEVELOPMENT AND CONSTRUCTION</u></p> <p>General Fund:</p> <p>1 H/C Dev. Proj. Admin.</p> <p>1 H/C Developer IV</p> <p>1 H/C Developer III</p> <p>1 Administrative Assistant IV</p> <p>FCRHA:</p> <p>2 H/C Developers V</p> <p>2 H/C Developers IV</p> <p>2 H/C Developers III</p> <p>3 H/C Developers II</p> <p>CDBG:</p> <p>2 H/C Developers III</p> <p>HOME:</p> <p>1 H/C Developer IV</p> |

Housing and Community Development Program Overview

| | | |
|---|--|---|
| <p>FCRHA:</p> <ul style="list-style-type: none"> 1 Fiscal Administrator 1 Programmer Analyst II 1 Information Officer III 1 Information Officer II 2 Administrative Assistants IV <p>CDBG:</p> <ul style="list-style-type: none"> 1 Management Analyst III <p><u>HOUSING MANAGEMENT:</u></p> <p>General Fund:</p> <ul style="list-style-type: none"> 1 H/C Dev. Proj. Adm. 1 Housing Svcs. Spec. V 2 Housing Svcs. Specs. IV 1 Housing Svcs. Spec. III 4 Housing Svcs. Specs. II 1 Housing Svcs. Spec. I 1 Vehicle Maint. Coord. 1 Warehouse Supervisor 1 A/C Equipment Repairer 1 Locksmith II 2 Plumbers II 1 Carpenter I 1 Painter I 2 Hmn. Svcs. Assts. 1 Housing Manager 1 Administrative Assistant III 1 Administrative Assistant II <p>Elderly Housing Programs:</p> <ul style="list-style-type: none"> 1 Housing Svcs. Spec. V 1 Housing Svcs. Spec. IV 2 Housing Svcs. Specs. II 1 Housing Svcs. Spec. I 1 Sr. Mech. Sys. Supvr. 1 Asst. Supvr. Fac. Support 1 Electrician II 4 Facility Attendants II 1 Gen. Bldg. Maint. Wkr. I 1 Administrative Assistant V 1 Maint. Trade Helper II | <p>Rental Program:</p> <ul style="list-style-type: none"> 3 Hsg. Svcs. Specs. II 1 Electrician II 1 Engineering Tech. II 1 Painter II 2 Painters I 1 Plumber I 3 Gen. Bldg. Maint. Wrkrs. I 1 Administrative Assistant IV 1 Administrative Assistant II 1 Refr. & A/C Supvr. <p>Housing Partnerships:</p> <ul style="list-style-type: none"> 2 Hsg. Svcs. Specs. III 1 Hsg. Svcs. Spec. II 2 Hsg. Svcs. Specs. I 1 Refr. & A/C Supvr. 1 Gen. Bldg. Maint. Wrkr. II 1 Plumber I 2 Administrative Assistants III <p>Section 8:</p> <ul style="list-style-type: none"> 2 Hsg. Svcs. Specs. IV 1G 3 Housing Svcs. Specs. III 20 Hsg. Svcs. Specs. II 2G 1 Human Services Coord. II 4 Human Services Assistants 1 Administrative Assistant V 1 Administrative Assistant IV 2 Administrative Assistants III 2 Administrative Assistants II <p>FCRHA:</p> <ul style="list-style-type: none"> 1 Housing Svcs. Spec. III 1 Housing Svcs. Spec. II 1 Administrative Assistant II <p>CDBG:</p> <ul style="list-style-type: none"> 1 Housing Svcs. Spec. V 1 Housing Svcs. Spec. IV 2 Housing Svcs. Specs. II <p>Public Housing/Modernization:</p> <ul style="list-style-type: none"> 1 H/C Developer IV G 1 H/C Developer III G 1 Management Analyst I G 1 Engineer II G <p><u>REVITALIZATION</u></p> <p>General Fund:</p> <ul style="list-style-type: none"> 2 H/C Dev. Proj. Admins. 1 Administrative Assistant IV 5 H/C Developers IV | <p><u>FINANCIAL MANAGEMENT</u></p> <p>General Fund:</p> <ul style="list-style-type: none"> 1 Financial Manager 1 Fiscal Administrator 1 Management Analyst III 1 Accountant III 2 Accountants II 1 Administrative Assistant V 1 Administrative Assistant III <p>FCRHA:</p> <ul style="list-style-type: none"> 2 Accountants III 1 Accountant II 1 Administrative Assistant IV 1 Administrative Assistant III 1 Administrative Assistant II <p>CDBG:</p> <ul style="list-style-type: none"> 1 Accountant II 1 Administrative Assistant IV <p>Public Housing:</p> <ul style="list-style-type: none"> 1 Chief Acctg. Fiscal Officer 1 Accountant II 5 Administrative Assistants III 1 Administrative Associate 1 Management Analyst I <p>Section 8:</p> <ul style="list-style-type: none"> 1 Accountant I <p><u>REAL ESTATE FINANCE AND GRANTS MANAGEMENT</u></p> <p>General Fund:</p> <ul style="list-style-type: none"> 1 H/C Developer IV 1 H/C Developer I <p>FCRHA:</p> <ul style="list-style-type: none"> 1 H/C Developer IV 3 H/C Developers II 1 Management Analyst III 1 Administrative Assistant IV <p>CDBG:</p> <ul style="list-style-type: none"> 1 Policy and Information Manager 3 H/C Developers IV 1 H/C Developer III 1 Maintenance Supervisor 1 Maintenance Trade Helper II 1 Painter I 1 Carpenter I 1 Administrative Assistant IV 2 Administrative Assistants III |
| <p>Total Positions 234 Positions /233.5 Staff Years</p> | | <p>G Denotes Grant Positions PT Denotes Part-Time Position</p> |

Housing and Community Development Program Overview

Housing Fund Structure

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

- ◆ County General Fund
 - Fund 001, General Operating

This Fund includes support for positions in Agency 38, DHCD, and provides subsidies for the operation of some rental housing programs. Subsidies include support for expenses such as refuse collection, painting, maintenance positions, and homeowner/condominium fees charged for condominium units owned by the FCRHA.
- ◆ FCRHA General Revenue and Operating
 - Fund 940, FCRHA General Revenue and 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, and the Home Improvement Loan Program staff.
- ◆ Local Rental Housing Program
 - Fund 941, Fairfax County Rental Program (FCRP)
 - Fund 950, FCRHA Partnerships

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. They include 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 was established in FY 2002 to budget and account for revenue and expenditures related to some of 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, DHCD 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, be it 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 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 340, Housing Assistance Program, had been used primarily for the acquisition or development of units to be managed and operated within the FCRP and for infrastructure costs associated with approved development projects. Beginning in FY 1997, funding was also included in Fund 340 from Section 108 loan proceeds to be used to preserve and improve four conservation areas. The funds also support the Blight Abatement and Revitalization programs. 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.

Housing and Community Development Program Overview

- ◆ FCRHA Development Support
 - Fund 946, FCRHA Revolving Development
 - Fund 947, FCRHA Capital Contributions
 - Fund 948, FCRHA Private Financing

Funds 946 and 947 provide development support for site investigation for proposed new projects and provide 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 to supplement federal funds for the development of new Public Housing and for minor 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. Fund 947 will be closed out in FY 2005 and any residual fund balances be transferred to Fund 948.

- ◆ FCRHA Internal Service Fund
 - Fund 949, 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, grounds maintenance, etc. 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, FCRHA Grant Fund

Fund 965, Housing Grant Fund, 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.