

# Fund 948

## FCRHA Private Financing

### Board of Supervisors' Adjustments

*The following funding adjustments reflect all changes to the FY 2006 Advertised Budget Plan, as approved by the Board of Supervisors on April 25, 2005:*

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

### Focus

Fund 948, FCRHA Private Financing, was established to budget and report costs for capital projects which are supported in full or in part by funds borrowed by the Fairfax County Redevelopment and Housing Authority (FCRHA) through the FCRHA sale of notes or bonds, or through equity financing received through the sale of federal low-income housing tax credits. Housing development and improvement projects may be financed with funds borrowed from private lenders, the Virginia Housing Development Authority, or the federal government. At times, the County invests in short-term notes of the FCRHA to provide an interim source of financing until permanent financing from one of these sources can be secured. Fund 948, FCHRA Private Financing, permits accounting for the receipt of funds from the lender and disbursements made by the FCRHA so that the total cost of a project can be maintained in the County financial system and can be reflected on the FCRHA balance sheet.

An amount of \$1,225,536 is included in FY 2006 for payment of debt service for five Section 108 Loans paid by this fund. Funds to make most of these debt service payments are budgeted in Fund 142, Community Development Block Grant (CDBG), and are received as revenue in Fund 948. They are expended from Fund 948 to accommodate accounting requirements. However, Loan 5 is paid directly from Fund 948 with no U.S. Department of Housing and Urban Development (HUD) subsidy. In addition, two Section 108 Loans from HUD to the County are paid from County appropriated funds. Loan 7 is expended in Fund 143, Homeowners and Business Loans, to accommodate accounting requirements. Loan 8 is paid directly from Fund 142. In FY 2006, as new projects and additional plans that require private financing are developed and approved by the FCRHA and the Board of Supervisors, necessary adjustments will be made to this fund to track revenue and disbursements.

### Changes to FY 2005 Adopted Budget Plan

*The following funding adjustments reflect all approved changes in the FY 2005 Revised Budget Plan since passage of the FY 2005 Adopted Budget Plan. Included are all adjustments made as part of the FY 2004 Carryover Review and all other approved changes through December 31, 2004:*

- ◆ **Laurel Hill** **\$725,000**  
Subsequent to the *FY 2004 Carryover Review*, an allocation provided funding in the amount of \$725,000 for Project 014195, Laurel Hill, to purchase six Affordable Dwelling Units. Proceeds increased \$725,000 from the FCRHA line of credit.
- ◆ **James Lee Community Center** **\$10,253,097**  
Subsequent to the *FY 2004 Carryover Review*, an allocation provided funding in the amount of \$10,253,097 for Project 003907, James Lee Community Center, to repay the Bond Anticipation Notes provided as interim financing and additional costs of construction. Proceeds increased \$10,253,097 from the proceeds of the lease revenue bond issued in August 2004.
- ◆ **Carryover Adjustments** **\$9,890,355**  
As part of the *FY 2004 Carryover Review*, the Board of Supervisors approved an increase of \$9,890,355 due to carryover of unexpended project balances. FY 2004 revenues increased \$8,582,766 primarily due to the anticipated bond and escrow proceeds for Project 014050, Herndon Senior Center.

## Fund 948 FCRHA Private Financing

---

*The following funding adjustments reflect all approved changes to the FY 2005 Revised Budget Plan from January 1, 2005 through April 18, 2005. Included are all adjustments made as part of the FY 2005 Third Quarter Review:*

- ◆ **Laurel Hill** **\$3,600,000**  
Subsequent to the *FY 2005 Third Quarter Review* an allocation provided funding in the amount of \$3,600,000 for Project 014130, Southgate Community Center for construction expenses. Revenues are increased by \$3,600,000 from the FCRHA line of credit.

A Fund Statement, a Summary of Capital Projects, and Project Detail Tables for the projects funded in FY 2006 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, sources of funding and completion schedules.

# Fund 948

## FCRHA Private Financing

### FUND STATEMENT

Fund Type H94, FCRHA Development Support

Fund 948, FCRHA Private Financing

|                                       | FY 2004<br>Actual   | FY 2005<br>Adopted<br>Budget Plan | FY 2005<br>Revised<br>Budget Plan | FY 2006<br>Advertised<br>Budget Plan | FY 2006<br>Adopted<br>Budget Plan |
|---------------------------------------|---------------------|-----------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|
| <b>Beginning Balance</b>              | <b>\$10,275,209</b> | <b>\$6,109,357</b>                | <b>\$6,810,322</b>                | <b>\$5,975,565</b>                   | <b>\$5,985,166</b>                |
| Revenue:                              |                     |                                   |                                   |                                      |                                   |
| Section 108 Debt Service <sup>1</sup> | \$1,308,676         | \$1,274,472                       | \$1,274,472                       | \$1,173,825                          | \$1,173,825                       |
| Investment Income <sup>2</sup>        | 43,038              | 0                                 | 0                                 | 0                                    | 0                                 |
| Bond Proceeds                         | 9,096,312           | 0                                 | 18,035,863                        | 0                                    | 0                                 |
| Miscellaneous Income <sup>3</sup>     | 4,624,082           | 26,600                            | 5,151,600                         | 24,800                               | 24,800                            |
| <b>Total Revenue</b>                  | <b>\$15,072,108</b> | <b>\$1,301,072</b>                | <b>\$24,461,935</b>               | <b>\$1,198,625</b>                   | <b>\$1,198,625</b>                |
| <b>Total Available</b>                | <b>\$25,347,317</b> | <b>\$7,410,429</b>                | <b>\$31,272,257</b>               | <b>\$7,174,190</b>                   | <b>\$7,183,791</b>                |
| Expenditures:                         |                     |                                   |                                   |                                      |                                   |
| Capital Projects <sup>1,2,3</sup>     | \$18,536,995        | \$1,328,268                       | \$25,287,091                      | \$1,225,536                          | \$1,225,536                       |
| <b>Total Expenditures</b>             | <b>\$18,536,995</b> | <b>\$1,328,268</b>                | <b>\$25,287,091</b>               | <b>\$1,225,536</b>                   | <b>\$1,225,536</b>                |
| <b>Total Disbursements</b>            | <b>\$18,536,995</b> | <b>\$1,328,268</b>                | <b>\$25,287,091</b>               | <b>\$1,225,536</b>                   | <b>\$1,225,536</b>                |
| <b>Ending Balance<sup>4</sup></b>     | <b>\$6,810,322</b>  | <b>\$6,082,161</b>                | <b>\$5,985,166</b>                | <b>\$5,948,654</b>                   | <b>\$5,958,255</b>                |

<sup>1</sup> Represents repayment for Section 108 Loans 2-6 as a contribution from Fund 142, Community Development Block Grant (CDBG).

<sup>2</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments in the amount of \$9,601.51 have been reflected as an increase to FY 2004 revenues and audit adjustments in the amount \$509,629 have been reflected as an increase to FY 2004 expenditures. This impacts the amount carried forward resulting in a net decrease of \$509,629 to the FY 2005 Revised Budget Plan. These adjustments have been included in the FY 2004 Comprehensive Annual Financial Report (CAFR). Details of the FY 2004 audit adjustments were included in the FY 2005 Third Quarter Package.

<sup>3</sup> Subsequent to the FY 2005 Third Quarter Review an allocation provided an amount of \$3,600,000 for Project 014130, Southgate Community Center for construction expenses. Revenues are increased by \$3,600,000 from the FCRHA line of credit.

<sup>4</sup> 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 948

## FCRHA Private Financing

### FY 2006 Summary of Capital Projects

#### Fund: 948 FCRHA Private Financing

| Project #    | Total<br>Project<br>Estimate | FY 2004<br>Actual<br>Expenditures | FY 2005<br>Revised<br>Budget | FY 2006<br>Advertised<br>Budget Plan | FY 2006<br>Adopted<br>Budget Plan |
|--------------|------------------------------|-----------------------------------|------------------------------|--------------------------------------|-----------------------------------|
| 003817       | \$4,468,781                  | \$0.00                            | \$0.00                       | \$0                                  | \$0                               |
| 003829       | 2,025,228                    | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 003907       |                              | 5,561,623.10                      | 9,733,449.00                 | 0                                    | 0                                 |
| 003923       |                              | 0.00                              | 2,441,706.61                 | 0                                    | 0                                 |
| 003928       | 115,579                      | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 003969       | 157,025                      | 0.00                              | 19,918.25                    | 0                                    | 0                                 |
| 013808       | 3,400,391                    | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013810       |                              | 58,657.50                         | 0.00                         | 51,745                               | 51,745                            |
| 013846       | 8,874,469                    | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013854       | 2,853,719                    | 520.00                            | 461,710.70                   | 0                                    | 0                                 |
| 013880       |                              | 1,281,643.39                      | 0.00                         | 0                                    | 0                                 |
| 013883       | 2,439,025                    | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013887       |                              | 1,305,836.81                      | 1,399,874.35                 | 1,173,791                            | 1,173,791                         |
| 013889       | 2,989,731                    | 1,772,242.39                      | 0.00                         | 0                                    | 0                                 |
| 013901       | 462,411                      | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013905       | 1,040,000                    | 0.00                              | 60,703.19                    | 0                                    | 0                                 |
| 013912       | 832,063                      | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013944       | 3,499,771                    | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013948       | 1,740,576                    | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013952       |                              | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013966       | 265,299                      | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013969       | 610,000                      | 2,754.60                          | 3,742.70                     | 0                                    | 0                                 |
| 013969       | 2,580,000                    | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 013990       | 980,050                      | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 014040       | 5,617,956                    | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 014050       | 7,400,000                    | 1,836,338.30                      | 5,563,661.70                 | 0                                    | 0                                 |
| 014051       | 226,015                      | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 014056       | 7,768,094                    | 3,482,299.96                      | 0.00                         | 0                                    | 0                                 |
| 014061       | 603,910                      | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 014063       | 2,673,964                    | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 014099       | 979,507                      | 0.00                              | 0.00                         | 0                                    | 0                                 |
| 014123       | 5,060,000                    | 2,837,403.45                      | 0.00                         | 0                                    | 0                                 |
| 014130       | 3,600,000                    | 0.00                              | 3,600,000.00                 | 0                                    | 0                                 |
| 014170       |                              | 0.00                              | 50,000.00                    | 0                                    | 0                                 |
| 014171       |                              | 397,675.70                        | 427,324.30                   | 0                                    | 0                                 |
| 014188       |                              | 0.00                              | 800,000.00                   | 0                                    | 0                                 |
| 014195       |                              | 0.00                              | 725,000.00                   | 0                                    | 0                                 |
| VA1942       | 640,249                      | 0.00                              | 0.00                         | 0                                    | 0                                 |
| <b>Total</b> | <b>\$73,903,813</b>          | <b>\$18,536,995.20</b>            | <b>\$25,287,090.80</b>       | <b>\$1,225,536</b>                   | <b>\$1,225,536</b>                |

## Fund 948 FCRHA Private Financing

|   |   |
|---|---|
| <b>013810</b>   | <b>Colchester Town Section 108 Loan Repayment</b> |
| Countywide  | Countywide  |
| <p><b>Description and Justification:</b> FY 2006 funding in the amount of \$51,745 is provided for Section 108 loan repayments as approved by HUD. The amount recommended is based on the repayment schedule for the outstanding loan paid through Fund 948, FCRHA Private Financing.</p> |   |

|                        | Total Project Estimate | Prior Expenditures | FY 2004 Expenditures | FY 2005 Revised Budget Plan | FY 2006 Advertised Budget Plan | FY 2006 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                  |                        | 583,355            | 58,658               | 0                           | 51,745                         | 51,745                      | 0            |
| <b>Total</b>           | Continuing             | <b>\$583,355</b>   | <b>\$58,658</b>      | <b>\$0</b>                  | <b>\$51,745</b>                | <b>\$51,745</b>             | <b>\$0</b>   |

| Source of Funding |                          |                            |          |               |
|-------------------|--------------------------|----------------------------|----------|---------------|
| General Funding   | General Obligation Bonds | Transfers from Other Funds | Other    | Total Funding |
| \$0               | \$0                      | \$0                        | \$51,745 | \$51,745      |

## Fund 948 FCRHA Private Financing

|   |                                   |
|---|-----------------------------------|
| <b>013887</b>   | <b>Section 108 Loan Repayment</b> |
| Countywide  | Countywide                        |
| <p><b>Description and Justification:</b> FY 2006 funding in the amount of \$1,173,791 is provided for loan repayments used to fund a variety of capital projects as approved by HUD. The amount recommended is based on the repayment schedule for the five outstanding loans paid through Fund 948, FCRHA Private Financing.</p> |                                   |

|                        | Total Project Estimate | Prior Expenditures  | FY 2004 Expenditures | FY 2005 Revised Budget Plan | FY 2006 Advertised Budget Plan | FY 2006 Adopted Budget Plan | Future Years |
|------------------------|------------------------|---------------------|----------------------|-----------------------------|--------------------------------|-----------------------------|--------------|
| Land Acquisition       |                        | \$37,215            | \$0                  | \$463,133                   | \$0                            | \$0                         | \$0          |
| Design and Engineering |                        | 0                   | 0                    | 0                           | 0                              | 0                           | 0            |
| Construction           |                        | 0                   | 0                    | 0                           | 0                              | 0                           | 0            |
| Other <sup>1</sup>     |                        | 20,797,721          | 1,305,837            | 936,741                     | 1,173,791                      | 1,173,791                   | 0            |
| <b>Total</b>           | Continuing             | <b>\$20,834,936</b> | <b>\$1,305,837</b>   | <b>\$1,399,874</b>          | <b>\$1,173,791</b>             | <b>\$1,173,791</b>          | <b>\$0</b>   |

<sup>1</sup> Represents debt service for repayment of Section 108 Loans between the FCRHA and HUD.

| Source of Funding |                          |                            |             |               |
|-------------------|--------------------------|----------------------------|-------------|---------------|
| General Fund      | General Obligation Bonds | Transfers from Other Funds | Other       | Total Funding |
| \$0               | \$0                      | \$0                        | \$1,173,791 | \$1,173,791   |