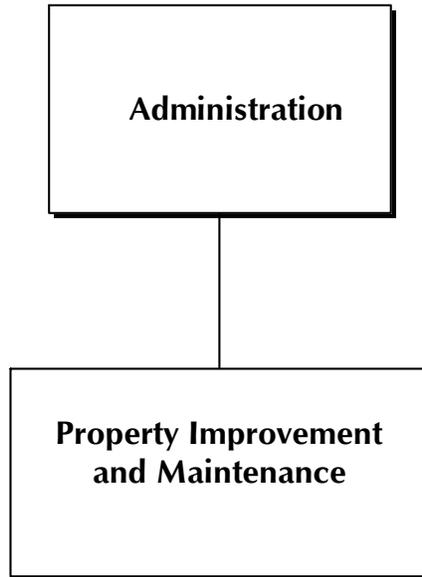


Fund 969

Public Housing Projects Under Modernization



Focus

Fund 969, Public Housing Projects Under Modernization, receives an annual federal grant, determined by formula, to be used for major physical and management improvements to public housing properties owned by the Fairfax County Redevelopment and Housing Authority (FCRHA). This grant program fund which was called the Comprehensive Grant Program (CGP) or the Modernization Program is now referred to as the Capital Fund Program (CFP). It is one of the two components of the Public Housing Program. The other fund supporting this program is Fund 967, Public Housing Projects Under Management, which supports the daily maintenance and management of public housing properties.

Local public housing authorities submit a five-year comprehensive capital and management improvement plan to the U.S. Department of Housing and Urban Development (HUD) as part of the FCRHA's Five-Year Plan. The plan is updated each year as part of the Annual Plan. HUD reviews the plan and releases the annual capital grant amount that supports administrative and planning expenses as well as improvements to one or more projects. Housing authorities may revise the annual plan to substitute projects as long as they are part of the Five-Year Plan.

Three grant positions are supported in this fund for the administration of the program to include monitoring of all construction in process for projects that have been approved by HUD.

In March 2009, the American Recovery and Reinvestment Act (ARRA) granted federal stimulus funds to public housing agencies under the Capital Fund Program. HUD awarded the FCRHA a federal stimulus grant in the amount of \$2,294,177 for administration and capital improvements for five properties: VA1903, Rosedale Manor; VA1913, Atrium; VA1927, Robinson Square; VA1934, Westford Phase III; and VA1935, Barros Circle. This funding was in addition to the annual capital grant. Public Housing Authorities are required to submit ARRA Section 1512 ARRA Reporting on a quarterly basis. Agencies should document all policies, processes, procedures, roles and management decisions relating to Section 1512 reporting. This documentation will assist in ensuring accountability for meeting the reporting requirements as well as assistance in meeting audit expectations. The federal stimulus grant should be fully obligated within one year and fully disbursed within three years.

The FCRHA also submitted an improvement plan in March 2009 for Program Year 38 (FY 2010) funding and received HUD approval for \$1,915,735. Program Year 38 provides for staff administration and capital improvements for eight properties: VA1913, Atrium; VA1930, Greenwood Apartments; VA1934, Westford Phase III; VA1938, Kingsley Park; VA1942, Old Mill Site; VA1945, Ragan Oaks; VA1951, Tavenner Lane; and VA1955, West Glade.

Fund 969

Public Housing Program Projects Under Modernization

No FY 2011 funding is included for Fund 969 at this time. Funding will be allocated at the time of the award from HUD and will provide Program Year 39 funding for new and ongoing projects.

Position Summary	
<u>HOUSING MANAGEMENT</u>	
1	Housing/Community Developer V, G
2	Housing/Community Developers III, 2 G
<u>TOTAL POSITIONS</u>	
3 Positions / 3.0 Staff Years	
G Denotes Grant Positions	

FY 2011 Funding Adjustments

The following funding adjustments reflect all changes from the FY 2010 Adopted Budget Plan, as approved by the Board of Supervisors on April 27, 2010.

- ◆ Employee Compensation**
\$0
- It should be noted that no funding is included for pay for performance or market rate adjustments in FY 2011.

Changes to FY 2010 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2010 Revised Budget Plan since passage of the FY 2010 Adopted Budget Plan. Included are all adjustments made as part of the FY 2009 Carryover Review, FY 2010 Third Quarter Review, and all other approved changes through April 20, 2010.

- ◆ Carryover Adjustments**
\$3,411,974
- As part of the FY 2009 Carryover Review, the Board of Supervisors approved an increase of \$3,411,974 due to the carryover of unexpended project balances including \$2,294,177 provided by the U.S. Department of Housing and Urban Development (HUD) for American Recovery and Reinvestment Act projects. FY 2010 revenues increased \$1,238,400 due to the anticipated reimbursement of expenses for projects previously approved by HUD.

- ◆ Program Adjustments**
\$1,915,735
- Subsequent to the FY 2009 Carryover Review, an allocation of \$1,915,735 was provided for Program Year 38 management improvements, administration, planning fees and capital improvements for eight properties: VA1913, Atrium; VA1930, Greenwood Apartments; VA1934, Westford Phase III; VA1938, Kingsley Park; VA1942, Old Mill Site; VA1945, Ragan Oaks; VA1951, Tavenner Lane; and VA1955, West Glade.

A Fund Statement and a Summary of Capital Projects 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).

Fund 969

Public Housing Program Projects Under Modernization

FUND STATEMENT

Fund Type H96, Annual Contribution Contract Fund 969, Projects Under Modernization

	FY 2009 Actual	FY 2010 Adopted Budget Plan	FY 2010 Revised Budget Plan	FY 2011 Advertised Budget Plan	FY 2011 Adopted Budget Plan
Beginning Balance	\$2,173,574	\$0	\$2,173,574	\$0	\$0
Revenue:					
HUD Authorizations	\$0	\$0	\$3,154,135	\$0	\$0
HUD Reimbursements ^{1,2}	2,978,595	0	0	0	0
Total Revenue	\$2,978,595	\$0	\$3,154,135	\$0	\$0
Total Available	\$5,152,169	\$0	\$5,327,709	\$0	\$0
Expenditures:					
Administration ²	\$276,503	\$0	\$276,503	\$0	\$0
Capital/Related Improvements ²	2,702,092	0	5,051,206	0	0
Total Expenditures	\$2,978,595	\$0	\$5,327,709	\$0	\$0
Total Disbursements	\$2,978,595	\$0	\$5,327,709	\$0	\$0
Ending Balance³	\$2,173,574	\$0	\$0	\$0	\$0

¹ This represents the U.S. Department of Housing and Urban Development (HUD) reimbursements for capital improvements, major repairs/maintenance and modernization of public housing properties.

² In order to account for revenues and expenditures in the proper fiscal year, audit adjustments totaling a net change of \$0 were reflected as an increase of \$97,530.27 in FY 2009 expenditures and associated revenue reimbursements in the amount of \$97,530.27 to record FY 2009 accruals in the appropriate fiscal year. The audit adjustments have been included in the FY 2009 Comprehensive Annual Financial Report (CAFR). Details of the FY 2009 audit adjustment were included in the FY 2010 Third Quarter Package.

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 969

Public Housing Program Projects Under Modernization

FY 2011 Summary of Capital Projects

Fund: 969 Public Housing, Projects Under Modernization

Project #	Description	Total Project Estimate	FY 2009 Actual Expenditures	FY 2010 Revised Budget	FY 2011 Advertised Budget Plan	FY 2011 Adopted Budget Plan
VA0501	Capital Improvement - Year 28	\$432,080	\$0.00	\$10,569.83	\$0	\$0
VA0502	Capital Improvement - Year 29	788,485	0.00	0.00	0	0
VA0503	Capital Improvement - Year 30	692,526	0.00	0.00	0	0
VA0504	Capital Improvement - Year 31	396,086	0.00	0.00	0	0
VA0505	Capital Improvement - Year 32	100,726	0.00	20,212.35	0	0
VA0506	Capital Improvement - Year 33	929,360	0.00	0.00	0	0
VA0507	Capital Improvement - Year 34	754,516	0.00	0.00	0	0
VA0508	Capital Improvement - Year 35	556,348	0.00	46,523.07	0	0
VA0702	Comp Grant - Year Two	346,829	0.00	0.00	0	0
VA0703	Comp Grant - Year Three	374,978	0.00	0.00	0	0
VA0704	Comp Grant - Year Four	386,386	0.00	0.00	0	0
VA0705	Comp Grant - Year Five	288,906	0.00	0.00	0	0
VA0706	Comp Grant - Year Six	276,087	0.00	0.00	0	0
VA0707	Comp Grant - Year Seven	267,251	0.00	0.00	0	0
VA0708	Comp Grant - Year Eight	391,601	0.00	0.00	0	0
VA1900	4500 University Drive	19,939	0.00	0.00	0	0
VA1901	Audubon Apartments	1,931,991	892,679.38	16,087.46	0	0
VA1903	Rosedale Manor	1,806,733	40,213.11	307,450.18	0	0
VA1904	Newington Station	1,087,336	0.00	0.00	0	0
VA1905	Green Apartments	2,186,251	0.00	0.00	0	0
VA1906	The Park	1,226,044	341,064.57	149,847.00	0	0
VA1911	Shadowwood Condominiums	328,466	15,728.69	173,093.28	0	0
VA1913	Atrium	1,788,701	114,183.83	657,513.49	0	0
VA1925	Villages at Falls Church	261,985	0.00	0.00	0	0
VA1927	Robinson Square	2,634,206	378,552.59	1,136,384.44	0	0
VA1929	Sheffield Village Square	74,915	0.00	0.00	0	0
VA1930	Greenwood Apartments	3,439,718	141,651.72	326,138.35	0	0
VA1931	Briarcliff Phase II	465,742	49.85	0.00	0	0
VA1932	Westford Phase II	1,427,362	501,996.81	0.00	0	0
VA1933	Westford Phase I	1,214,030	52,164.50	23,800.20	0	0
VA1934	Westford Phase III	2,333,164	320,614.18	760,172.09	0	0
VA1935	Barros Circle	929,874	11,643.95	152,429.96	0	0
VA1936	Belle View Condominiums	359,712	0.00	0.00	0	0
VA1938	Kingsley Park	2,728,279	97,707.30	657,947.97	0	0
VA1939	Scattered Acquisitions		66,229.84	3,813.65	0	0
VA1940	Reston Towne Center	773,183	0.00	0.00	0	0
VA1942	Old Mill Site	380,004	4,114.54	358,161.02	0	0
VA1945	Ragan Oaks	247,443	0.00	213,101.24	0	0
VA1951	Tavener Lane Apartments	45,425	0.00	45,424.62	0	0
VA1952	Water's Edge	119,621	0.00	0.00	0	0
VA1955	West Glade	268,189	0.00	268,189.23	0	0
VA1956	Scattered ADU'S	849	0.00	849.24	0	0
Total		\$35,061,327	\$2,978,594.86	\$5,327,708.67	\$0	\$0