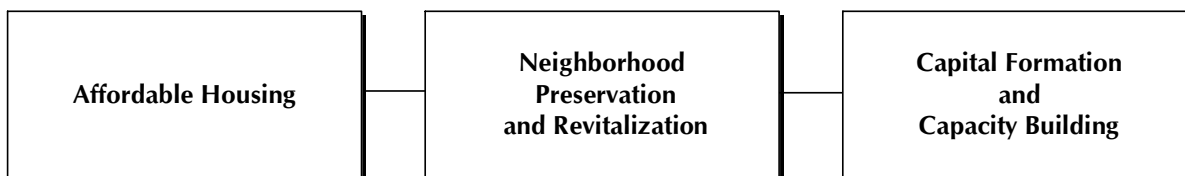


Housing and Community Development Program Overview



Introduction

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

As a County agency, HCD undertakes many programs on behalf of the Board of Supervisors. HCD 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, 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. A chairman and vice-chairman are then selected by a vote of the commissioners.

Housing Blueprint

In January 2010, the Board of Supervisors endorsed a new affordable housing policy, known as the "Housing Blueprint", which focuses on providing housing for those with the greatest need, including homeless families and individuals, persons with disabilities, and households with extremely low incomes. The Blueprint also emphasizes partnering with the County's non-profit community to provide creative affordable housing solutions, refocusing of existing resources, and fostering the development of workforce housing through land use policies and public/private partnerships. The Blueprint has four goals:

- ◆ To end homelessness in 10 years;
- ◆ To provide affordable housing options to those with special needs;
- ◆ To reduce the waiting lists for affordable housing by half in 10 years; and
- ◆ To produce workforce housing sufficient to accommodate projected job growth.

To achieve these goals, the Blueprint establishes a set of specific metrics for FY 2011 using a combination of existing resources and additional County funding. The commitment of resources and metrics reflect the Board-adopted Plan to Prevent and End Homelessness and the recommendations of the Fairfax County Affordable Housing Advisory Committee, in concert with the FCRHA and the Fairfax-Falls Church Community Services Board, including priority recommendations regarding the County funds requested for Blueprint projects and programs.

Funding Sources Supporting HCD Operations

The sources supporting HCD's operations include County funds, general obligation bonds, federal grants, private capital, revenue from program operations (e.g., developer fees, rent from tenants of housing owned by the FCRHA and income from repayment of loans) and interest income. As a result of these multiple, complex funding streams, HCD administers 19 funds. 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 HCD/FCRHA with the exception of nine 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.

Housing and Community Development Program Overview

FY 2011 anticipated expenditures supporting the HCD and FCRHA activities total \$104,131,365 including \$8,432,982 in General Fund support, \$29,069,667 in other County appropriated funds, and \$66,628,716 in non-County appropriated funds. Total revenue for FY 2011 is anticipated to be \$104,973,698 as shown on the Consolidated Fund Statement. Receipts from federal/state sources are anticipated to be \$57,547,322 or 54.8 percent of total funding sources. More detailed descriptions of FY 2011 funding levels may be found in the narratives for each fund following this Overview.

Because HCD's programs are supported by multiple sources of funds, the Agency Mission and Focus, Program Goals, and Performance Measures are consolidated in this Overview rather than appearing with each fund. Performance measures for FY 2011 are generally consistent with FY 2010 performance measures. This Overview also provides summary information on the organization, staffing and consolidated budget for HCD.

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.

Focus

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

Affordable Housing supports individuals and families in their effort to find homes that are safe, affordable, and stable.

Neighborhood Preservation focuses on sustaining and improving communities.

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

These service areas encompass all of the activities of the 19 HCD funds. The total FY 2011 Adopted Budget Plan of \$104.1 million can be distributed to these service areas and the general costs of running the department. It should be noted that many of the functional areas of HCD cross these service areas, so an exact allocation to the service areas is not possible. The FY 2011 Adopted Budget Plan is \$9.9 million more than the FY 2010 Adopted Budget Plan primarily due to additional funding received from the U.S. Department of Housing and Urban Development for public housing requirements and appropriation of projected program income. See subsequent Housing Fund narratives in Volume 2 for specific increases.

Highlighted below are the main functions included in each of the service areas.

Affordable Housing:

Affordable Housing Preservation

As of May 2010, a total of 2,388 affordable units have been preserved for both homeownership and rental purposes in a variety of large and small projects. Of that number, 252 units are preserved as affordable housing for periods of five years or less, and 2,136 units are preserved for 20 years or longer. The FCRHA's major affordable housing preservation successes include: Wedgewood Apartments, 672 units (Braddock District); Janna Lee Village, 319 units (Lee District); Madison Ridge, 216 units (Sully District); Crescent Apartments, 180 units (Hunter Mill District); Coralain Gardens, 105 units (Mason District); Sunset Park Apartments, 90 units (Mason District); and Hollybrooke II, 98 units and Hollybrooke III, 50 units (Mason District).

Housing and Community Development Program Overview

First-Time Homebuyers Program and Moderate Income Direct Sales Program

This program offers new and resale homes at below market prices. These homes are built by private developers and are located throughout the County. HCD markets the homes and, in most cases, provides financing assistance to first-time homebuyers. In FY 2009, a total of 120 families purchased homes via the Fairfax County First-Time Homebuyers program. Through FY 2009, 2,063 homes have been sold to first-time homebuyers as a result of these programs since 1992.

Below-Market Mortgages and Downpayment and Closing Costs Loans

The Homeownership Division facilitated the provision of \$16,000,678 of below-market mortgage funds in FY 2009. This included 72 loans to families through the Virginia Housing Development Authority's (VHDA) Sponsor Partnership and Revitalizing Communities (SPARC) first-trust mortgage program and eight loans through Fairfax County's Homebuyer Equity Loan Program (HELP)/Silver Lining Initiative, which uses federal HOME Investment Partnerships (HOME) grant funds and an allocation from Fund 319, The Penny for Affordable Housing Fund, to provide loans of up to \$91,767 for income-eligible households.

Homeownership Resource Center

The Homeownership Resource Center, located on the first floor of the FCRHA headquarters building on Pender Drive (Providence District), serves nearly 500 persons per month, providing information on homeownership, homeownership education, one-on-one and group counseling sessions, opportunities to meet with lenders, applicant briefings, and coordination of resources for current and prospective first-time homebuyers. In FY 2009, the Homeownership Resource Center responded to 3,188 telephone calls and 2,432 walk-in clients.

Homeownership Education

Through a partnership with VHDA, local lenders and housing professionals, six-hour homeownership education classes were provided to potential Fairfax County homebuyers in FY 2009. Completion of the class qualifies graduates to participate in the First-Time Homebuyers Program and the ability to access below-market financing, down payment and closing cost assistance. Classes have been offered in English, Spanish, Vietnamese, Korean, and American Sign Language. During FY 2009, the Fairfax County First-Time Homebuyers Program conducted 28 orientation sessions serving 1,264 attendees, and 12 application sessions serving 99 attendees. Forty-one VHDA homebuyer classes were held, serving 823 participants. In addition, first-time homebuyers learned about maintaining their home and their responsibilities as homeowners living within their community. Also in FY 2009, HCD continued to provide post-purchase counseling, at settlement, for purchasers of Affordable Dwelling Units (ADUs) being re-sold through the FCRHA.

Response to the Foreclosure Crisis

Fairfax County's foreclosure program was implemented in FY 2008 to address the issue of foreclosures occurring in the County and help stabilize impacted neighborhoods while increasing the opportunities for additional workforce housing. These approaches included: Assistance to Homeowners in Distress, the Silver Lining Initiative and Neighborhood Preservation Efforts. While the number of foreclosures has decreased, and the County real estate market is showing signs of improvement, these initiatives will continue in FY 2011:

- ◆ Assistance to Homeowners in Distress: Housing specialists with training in foreclosure counseling from HCD, other County agencies and nonprofit organizations coordinate efforts with the VHDA to counsel households at risk of foreclosure in Fairfax County. From June 2008 through June 2009, 739 persons received foreclosure counseling.
- ◆ Silver Lining Initiative: Through shared equity second trusts, the County assists first-time homebuyers in purchasing foreclosed homes. The purchase price of the foreclosed home cannot exceed \$385,000, and homes are limited to townhouses and single-family homes. Low-cost first mortgages are provided through the VHDA's SPARC program and used for qualifying households. A total of 53 first-time homebuyer families purchased foreclosed properties in the County between May 2008 and May 2010 as a result of the Silver Lining Initiative, using Fund 319, The Penny for Affordable Housing Fund, federal HOME funds, and Fairfax County's allocation of VHDA SPARC funds.

Housing and Community Development Program Overview

- ◆ **Neighborhood Preservation Efforts:** To assist in maintaining home values in communities with foreclosed properties, the County uses a variety of tools including its existing Home Improvement Loan Program (HILP). The foreclosure program also allows the County to purchase up to ten foreclosed homes identified as being abandoned, deteriorated or being a destabilizing force in a neighborhood (no properties purchased as of May 2010). Any such properties purchased by the County would be rehabilitated and re-sold to first-time homebuyers or a non-profit organization.

Compliance Monitoring

Compliance monitoring is an ongoing activity which encompasses a variety of HCD programs. This activity includes monitoring of:

- ◆ Over 1,400 properties sold through the First-Time Homebuyer Program (including “for-sale” Affordable Dwelling Units (ADUs);
- ◆ 1,024 privately-owned and operated rental ADUs which are located in large multifamily apartment properties across the County;
- ◆ 1,070 Workforce Housing units which have been committed to be built by private developers;
- ◆ 2,997 Fairfax County/FCRHA-owned Public Housing and Fairfax County Rental Program (FCRP) multifamily units and 782 units and beds of specialized, supportive housing; and
- ◆ Over 3,100 Housing Choice Vouchers.

In addition, HCD monitors the use of federal funds received by Fairfax County and granted to a variety of agencies and organizations. These programs include the Community Development Block Grant (CDBG), the Neighborhood Stabilization Program, and the HOME Investment Partnership (HOME) program.

FCRHA Rental Housing Programs

This function includes properties owned by the FCRHA under the Fairfax County Rental Program (FCRP) for households 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 provided housing for over 17,000 low-and moderate-income Fairfax County residents in FY 2009. The average household income served in the FCRHA’s major rental housing and tenant subsidy programs in FY 2009 was \$26,477, or 29 percent of the Area Median Income (AMI) for a family of three, which meets the federal definition of extremely low-income.

FCRHA Development Activities

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

Active Adult Housing and Assisted Living

This activity provides 414 affordable active adult rental apartments in Fairfax, Herndon, Springfield, Lincolnia, McLean, and the Mount Vernon/Gum Springs areas of Fairfax County, as well as 112 beds of assisted living at Braddock Glen in Fairfax and at the Lincolnia Senior Center and Residence in Alexandria (Fairfax County).

Relocation Services and Monitoring

This program provides technical assistance and monitoring for preservation initiatives. This activity also includes relocation services for all federally-funded projects throughout the agency. In FY 2009, staff conducted relocation reviews of 54 projects for compliance with the federal Uniform Relocation Act and the Fairfax County Voluntary Relocation Assistance Guidelines.

Housing and Community Development Program Overview

Relocation Advisory Services for Condominium Conversion

These services provide technical assistance to developers under both the Fairfax County Relocation Guidelines and Fairfax County Code for projects where there is substantial rehabilitation and condominium conversion. Technical assistance under the federally mandated Uniform Relocation Act is provided if federal funds are involved in the project.

Affordable/Workforce Housing

The Board of Supervisors created a Workforce Housing Program through amendments to the Fairfax County Comprehensive Plan and Zoning Ordinance, and the adoption of a new Board policy. The Workforce Housing Program, based on the recommendations of the Board-appointed High-Rise Affordability Panel, is a proffer-based incentive system to encourage developers to provide workforce housing in the County's mixed-use development centers. The Board's action sets forth the expectation that 12 percent of all new residential units will be affordable to a range of moderate-incomes up to 120 percent of the AMI. As of May 2010, a total of 1,070 Workforce Dwelling Units had been committed by private developers in rezoning actions approved by the Board of Supervisors. Development of these units is expected to begin in two to three years. It is anticipated that approximately 24 workforce housing units committed by developers will be delivered on the market in FY 2011.

Neighborhood Preservation:

Home Improvement Loan Program and Home Repair for the Elderly

These activities provide loans to homeowners and some non-profit landlords to improve their properties. In addition, there is a crew to assist qualified elderly and disabled homeowners in making minor repairs at no charge. In FY 2009, nearly \$260,000 was provided in the form of loans or grants to homeowners for repairs and improvements to their property and 120 qualified disabled or elderly homeowners received free repairs.

Neighborhood Improvements

This activity, which is primarily funded through voter-approved general obligation bonds, 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).

Capital Formation and Capacity Building:

Impact of Funding from the American Recovery and Reinvestment Act of 2009 (ARRA)

Fairfax County was the recipient of nearly \$6.37 million in direct, non-competitive grants for affordable housing under ARRA. This funding was as follows:

- ◆ Federal Public Housing Capital Fund: \$2,294,177 for modernization of federal Public Housing units. Planned uses include improvement projects planned or underway at five FCRHA-owned federal Public Housing developments.
- ◆ Community Development Block Grant: \$1,610,504 for CDBG-eligible activities. Planned uses include the renovation or modernization of FCRHA and non-profit owned affordable housing properties.
- ◆ Homeless Prevention and Rapid Re-Housing: \$2,462,398 for homeless prevention, rental assistance, and utility payments. Planned uses include rapid re-housing services aimed at moving people who have become homeless quickly back into housing, and homeless prevention services, consistent with the Board-adopted Plan to Prevent and End Homelessness. These funds are administered by the Office to Prevent and End Homelessness.

Housing and Community Development Program Overview

The majority of these funds will likely be expended or otherwise encumbered before FY 2011. It is still unclear what, if any, additional funding opportunities will be available under ARRA.

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 grants such as the Public Housing Capital Fund Program, the Neighborhood Stabilization Program, the Homelessness Prevention and Rapid Re-Housing Program, additional funding available under the American Recovery and Reinvestment Act (ARRA), and other state and local grants and loans, as well as private financing.

Partnering

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

HCD provides leadership in developing and implementing the County's annual Consolidated Plan in conjunction with the CCFAC, a citizen 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 provided over \$8.6 million for local housing and community development programs in FY 2009.

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 significant portion of the funding comes from CDBG, administered by HCD, which also supports CCFP planning and administers contract awards. CCFP is providing approximately \$11.0 million in total funding for these services in FY 2011.

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

Housing and Community Development Program Overview

Key Performance Measures

Affordable Housing Preservation

Objective

- ◆ To preserve 2,500 units of affordable housing by the end of calendar year 2012 and to leverage each \$1 from the County Fund 319, The Penny for Affordable Housing Fund and Fund 144, Housing Trust Fund dollar with \$3 in non-County resources.

| Indicator | Prior Year Actuals | | | Current Estimate | Future Estimate |
|---|--------------------|----------------|-------------------------|------------------|-----------------|
| | FY 2007 Actual | FY 2008 Actual | FY 2009 Estimate/Actual | FY 2010 | FY 2011 |
| Output: | | | | | |
| Number of affordable housing units preserved | 531 | 812 | 125 / 152 | 25 | 25 |
| Efficiency: | | | | | |
| Amount of General County funds per affordable housing unit preserved | \$57,199 | \$42,535 | \$70,000 / \$64,644 | \$70,000 | \$70,000 |
| Service Quality: | | | | | |
| Amount of funds leveraged per \$1 of County funds for units preserved | \$4 | \$3 | \$3 / \$3 | \$3 | \$3 |
| Outcome: | | | | | |
| Cumulative number of affordable units preserved since April 2004 | 1,412 | 2,224 | 2,349 / 2,376 | 2,401 | 2,426 |

Performance Measurement Results

In FY 2009, a total of 152 affordable units were preserved via FCRHA acquisition, financing, and/or negotiated agreements, which exceeded the target but was considerably less than in previous fiscal years. A significant portion of the FY 2009 allocation for Fund 319, The Penny for Affordable Housing Fund was expended on debt service for two prior years' preservation projects, the Crescent (180 units; Hunter Mill District) and Wedgewood Apartments (672 units; Braddock District). In addition, a portion of the FY 2009 and FY 2010 Fund 319 allocations were committed by the Board of Supervisors to the permanent financing of Wedgewood Apartments. This use of Fund 319 to support debt service and permanent financing reduced the amount of funding available for preservation of additional units in FY 2009; with the reduction of the Fund 319 allocation in FY 2010, it is anticipated that this trend will continue.

The amount of County funds expended per affordable housing unit preserved in FY 2009 was \$64,644 and reflects a total investment of \$323,223 from Fund 319 and Fund 144 for five additional units at Northampton (Lee District) and Charleston Square (Springfield District). This amount expended per unit was less than the target of \$70,000 because less than anticipated funding was available for preservation efforts from Fund 319 and Fund 144. For FY 2010 and FY 2011, most preservation activities are anticipated to rely primarily on federal funding.

For every County dollar expended, an average of \$3.33 was leveraged. This ratio includes both Fund 319 and Fund 144 and FY 2009 data includes new preservation transactions, as well as investments in the construction of 90 units of active senior housing at Olley Glen (Braddock District). FY 2009 data does not include the permanent financing of Wedgewood, which closed on August 20, 2009.

Housing and Community Development Program Overview

Public Housing

Objective

- ◆ To obtain a Public Housing Assessment System (PHAS) rating of at least 90 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 2007 Actual | FY 2008 Actual | FY 2009 Estimate/Actual | FY 2010 | FY 2011 |
| Output: | | | | | |
| Clients housed | 2,924 | 2,878 | 2,800 / 2,863 | 2,850 | 2,850 |
| Efficiency: | | | | | |
| Average income served as percentage of Area Median Income | 26% | 23% | 30% / 24% | 30% | 30% |
| Service Quality: | | | | | |
| Occupancy rate | 99% | 98% | 95% / 99% | 95% | 95% |
| Percent on-time inspections | NA | 100% | 95% / 100% | 95% | 95% |
| Percent on-time re-certifications | 99% | 98% | 95% / 100% | 95% | 95% |
| Outcome: | | | | | |
| HUD's PHAS rating (1) | 93% | NA | 85% / NA | 90% | 90% |

(1) The FCRHA attained "High Performer" status (a score of 90 percent or above) for the Public Housing Assessment System (PHAS) the last three years that HUD has issued its ratings. This system is used by HUD to monitor a public housing authority's management the federal Public Housing program. HUD last issued a PHAS rating in FY 2007. A HUD "final rule" relating to PHAS and the conversion to asset management has not yet been released.

Performance Measurement Results

In FY 2009, the Public Housing program continued to provide high quality housing to nearly 2,900 Fairfax County residents and maintained a high occupancy rate of 99 percent at the properties. Agency indicators in nearly every area of the Public Housing Assessment System (PHAS) are rated very highly, resulting in an overall PHAS rating of 93 percent in FY 2007, the most recent assessment awarded. One hundred percent of inspections, and 100 percent of re-certifications, were completed on time in FY 2009. The average income served, as a percentage of the Area Median Income, was 24 percent in FY 2009 (\$22,579 for a family of three).

Housing and Community Development Program Overview

Fairfax County Rental Program (FCRP)

Objective

- ◆ 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 2007 Actual | FY 2008 Actual | FY 2009 Estimate/Actual | FY 2010 | FY 2011 |
| Output: | | | | | |
| Individuals housed (1) | 1,386 | 4,941 | 4,000 / 5,956 | 5,900 | 5,900 |
| Number of units in program (2) | 1,783 | 2,062 | 2,072 / 2,066 | 2,066 | 2,066 |
| Efficiency: | | | | | |
| Average income served as a percentage of Area Median Income | 41% | 42% | 70% / 42% | 45% | 45% |
| Service Quality: | | | | | |
| Occupancy rate | 98% | 96% | 95% / 96% | 95% | 95% |
| Percent on-time re-certifications | NA | 98% | 95% / 99% | 95% | 95% |
| Outcome: | | | | | |
| FCRP assessment rating (3) | 80% | NA | NA / NA | NA | NA |

(1) For FY 2008 and subsequent years, this measure includes all non-senior Fairfax County Rental Program (FCRP) properties, including those managed by third-party firms. In FY 2007 and prior years, this number only included residents of FCRP properties under FCRHA management.

(2) FY 2007 actual included senior housing properties. FY 2008 and subsequent years includes all FCRP multifamily units, the Woodley Hills mobile home park and the Coan Pond working singles residences; does not include senior housing properties and certain special needs programs.

(3) New measurement under development which will be consistent with new HUD PHAS measurements. As of the end of FY 2009, HUD had not issued final PHAS measurements.

Performance Measurement Results

In FY 2009, there were 2,066 housing units for families and singles in the program, and 5,956 individuals were housed. The occupancy rate was 96 percent and the average income served as a percentage of the Area Median Income (AMI) was 42 percent (\$38,394 for a family of three), which demonstrates that the program is serving clients far below the 70 percent maximum AMI allowed in the program. A total of 99 percent of re-certifications of all FCRHA-managed FCRP multifamily rental properties, excluding active senior properties, were conducted on-time.

Housing and Community Development Program Overview

Section 8

Objective

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

| Indicator | Prior Year Actuals | | | Current Estimate | Future Estimate |
|---|--------------------|----------------|-------------------------|------------------|-----------------|
| | FY 2007 Actual | FY 2008 Actual | FY 2009 Estimate/Actual | FY 2010 | FY 2011 |
| Output: | | | | | |
| Individuals housed | 8,108 | 8,264 | 8,300 / 8,454 | 8,500 | 8,500 |
| Efficiency: | | | | | |
| Average income served as a percentage of Area Median Income | 21% | 21% | 30% / 21% | 30% | 30% |
| Service Quality: | | | | | |
| Utilization rate | 102% | 98% | 98% / 102% | 98% | 98% |
| Percent on-time inspections (1) | 99% | 98% | 95% / 100% | 95% | 95% |
| Percent on-time recertifications (1) | 100% | 99% | 95% / 99% | 95% | 95% |
| Outcome: | | | | | |
| HUD SEMAP rating | 103% | 102% | 85% / 102% | 85% | 85% |

(1) HUD system which collects and reports inspection and re-certification data was inoperative during the fourth quarter of FY 2008; no data is available for this time period. Data shown for FY 2008 reflects the first three quarters of FY 2008. FY 2009 actual data is complete.

Performance Measurement Results

The actual number of clients housed in FY 2009 increased to 8,454 from the FY 2008 actual of 8,264. This increase reflected new allocations of Family Unification Program vouchers, Veterans Affairs Supportive Housing (VASH) vouchers, and preservation vouchers for Winter Hill property (City of Falls Church). The average income served as a percentage of the Area Median Income was 21 percent (\$19,402 for a family of three) and below the estimate, which reflects that the program is serving clients below the 30 percent maximum allowable AMI for new admission to the program. The targets for utilization rate, percent of on-time inspections, and percent of on-time re-certifications were all met. In addition, the FCRHA was again designated a "High Performer" by the United States Department of Housing and Urban Development (HUD), receiving a 102 percent HUD SEMAP score; this demonstrates highly effective stewardship of this vital federal affordable housing resource.

Housing and Community Development Program Overview

Elderly Housing Programs

Objectives

- ◆ To accurately track the cost for two subsidized Assisted Living facilities that contain a total of 112 beds.
- ◆ To accurately track the costs for Elderly Independent Living units under FCRHA management.

| Indicator | Prior Year Actuals | | | Current Estimate | Future Estimate |
|---|--------------------|----------------|-------------------------|------------------|-----------------|
| | FY 2007 Actual | FY 2008 Actual | FY 2009 Estimate/Actual | FY 2010 | FY 2011 |
| Output: | | | | | |
| Assisted Living clients housed (1) | 52 | 112 | 112 / 112 | 112 | 112 |
| Independent Living individuals housed (2) | NA | 184 | 168 / 442 | 414 | 414 |
| Efficiency: | | | | | |
| Assisted Living cost per client (3) | \$21,168 | \$29,916 | \$31,100 / \$26,579 | \$29,000 | \$29,000 |
| Independent Living cost per client (4) | NA | \$9,370 | \$12,000 / \$10,704 | \$12,000 | \$12,000 |
| Service Quality: | | | | | |
| Assisted Living occupancy rate | 95% | 98% | 95% / 95% | 95% | 95% |
| Independent Living occupancy rate | NA | 99% | 95% / 98% | 95% | 95% |
| Outcome: | | | | | |
| Assisted living overall customer satisfaction rating (5) | NA | NA | NA / NA | NA | NA |
| Independent Living overall customer satisfaction rating (4) | NA | 91% | 85% / 85% | 85% | 85% |

(1) The number of Assisted Living individuals housed increased in FY 2008 due to the opening of the 60-bed Braddock Glen facility (Braddock District).

(2) FY 2009 actual data refers to clients housed in all senior independent living units, including those managed by the FCRHA and properties managed by third-party firms under contract with the FCRHA. The FY 2009 estimate was based only on those housed in units under FCRHA management at the Little River Glen, Lincolnia Senior Center and Residence, and Lewinsville facilities. Current and future year estimates have been adjusted to include FCRHA managed properties.

(3) Includes all operating costs except major capital expenditures.

(4) Refers only to properties under FCRHA management (Little River Glen, Lincolnia Senior Center and Residence and Lewinsville facilities).

(5) Measure in development and will be reported for the FY 2012 Advertised Budget Plan.

Performance Measurement Results

Elderly Housing – Assisted Living

In FY 2009, this performance measure addressed performance of two assisted living developments with 112 beds/units (Braddock Glen and the Lincolnia Senior Center and Residence). The cost per client was \$26,579 in FY 2009 and the properties maintained a 95 percent occupancy rate.

Housing and Community Development Program Overview

Elderly Housing – Independent Living

In FY 2009, this performance measure addressed performance of all 414 senior independent living units under FCRHA management (Little River Glen, Lincolnia Senior Center and Residence and Lewinsville), and those units under management by private third party. In FY 2009, a total of 442 individuals were housed, and the cost per client was \$10,704. The properties, including those managed by the FCRHA and those managed by third-party firms under contract with the FCRHA, maintained a 98 percent occupancy rate in FY 2009. Although the overall customer service satisfaction rating of 85 percent met the target, the survey is being redesigned in FY 2010 to make it more user friendly for seniors.

Homeownership

Objective

- ◆ 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 2007 Actual | FY 2008 Actual | FY 2009 Estimate/Actual | FY 2010 | FY 2011 |
| Output: | | | | | |
| First-time homebuyers | 142 | 152 | 100 / 120 | 100 | 100 |
| Efficiency: | | | | | |
| Cost per new homeowner | \$1,656 | \$1,888 | \$2,200 / \$2,633 | \$2,200 | \$2,200 |
| Non-County funds leveraged for Fairfax County First-Time Homebuyers | \$12,104,485 | \$20,208,613 | \$10,000,000 / \$15,890,554 | \$10,000,000 | \$1,000,000 |
| Service Quality: | | | | | |
| Participant satisfaction survey scores | 97% | 94% | 95% / 95% | 95% | 95% |
| Outcome: | | | | | |
| Assessment rating | 95% | 95% | 95% / 95% | 95% | 95% |

Performance Measurement Results

The number of new and resale units varies from year to year, due to a variety of external factors such as real estate market conditions and the economy. The pace of real estate development in the County determines the timing of the production of affordable dwelling units (ADUs) within new residential developments. In FY 2009, 120 first time homebuyers achieved homeownership utilizing HCD programs. The cost per client was \$2,633 per new homeowner in FY 2009, which was higher than the target due to a decrease in the number of purchasers and an increase in the level of effort associated with the implementation of the Silver Lining Initiative.

A total of \$15,890,554 in non-County funds was leveraged in investments in homeownership for Fairfax County first-time homebuyers. Non-County funds were made up primarily of the Virginia Housing Development Authority's (VHDA) set-aside of first trust mortgage funds via its SPARC program for Fairfax County first-time homebuyers; qualified purchasers accessed these funds through HCD's homeownership programs.

In addition, the HCD Homeownership Center responded to 3,188 telephone calls and 2,432 walk-ins in FY 2009, and the service delivery satisfaction rate was 95 percent.

Housing and Community Development Program Overview

Neighborhood Preservation

Objective

- ◆ To leverage and/or obtain \$5 in additional funds per \$1 of County funds for affordable housing, housing preservation, neighborhood improvement, and public service and to improve County residential properties utilizing the Blight Abatement Program, Home Improvement Loan Program, Home Repair for the Elderly, and the Neighborhood Improvement Program.

| Indicator | Prior Year Actuals | | | Current Estimate | Future Estimate |
|---|--------------------|----------------|-------------------------|------------------|-----------------|
| | FY 2007 Actual | FY 2008 Actual | FY 2009 Estimate/Actual | FY 2010 | FY 2011 |
| Output: | | | | | |
| Number of properties improved and enhanced | 256 | 268 | 146 / 136 | 115 | 115 |
| Efficiency: | | | | | |
| Amount of General County funds per property improved or enhanced | \$1,033 | \$630 | \$900 / \$550 | \$500 | \$500 |
| Service Quality: | | | | | |
| Amount of leveraged funds per \$1 of County funds | \$11 | \$13 | \$13 / \$5 | \$5 | \$5 |
| Outcome: | | | | | |
| Cumulative number of properties improved or enhanced since 2000 through County programs | 824 | 1,092 | 1,238 / 1,228 | 1,343 | 1,458 |

Performance Measurement Results

In FY 2009, 136 properties were improved or enhanced, the amount of County General funds per property improved or enhanced was \$550, and \$5 in non-County funds was leveraged for every \$1 in County funds expended. As of the end of FY 2009, a total of 1,228 properties were improved through County programs. These FY 2009 actuals were lower than the targets due to the completion of the Neighborhood Improvement Program, transfer of the Blight Abatement Program to the Code Enforcement Strike Team in Agency 31, Land Development Services, and receipt of fewer applications than expected for the Home Improvement Loan Program; future targets have been adjusted accordingly.

Housing and Community Development Program Overview

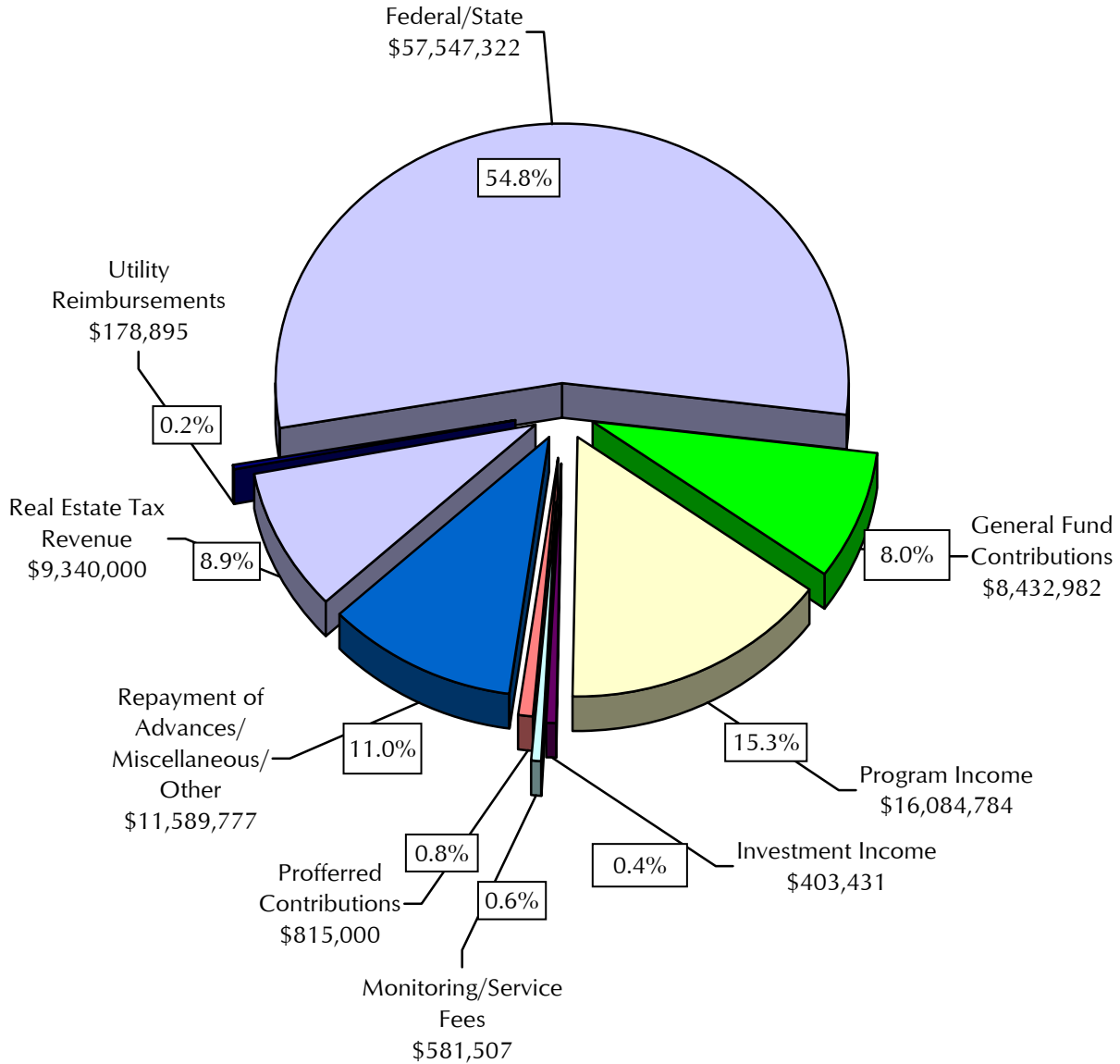
CONSOLIDATED FUND STATEMENT

| | 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 | \$49,797,173 | \$28,865,347 | \$56,005,657 | \$31,619,901 | \$34,061,436 |
| Revenue: | | | | | |
| Federal/State | \$58,627,866 | \$52,939,261 | \$87,673,781 | \$57,547,322 | \$57,547,322 |
| General Fund Contributions | 8,521,300 | 8,579,982 | 9,226,672 | 8,432,982 | 8,432,982 |
| Program Income | 17,784,264 | 13,440,669 | 14,570,849 | 16,084,784 | 16,084,784 |
| Sale of Bonds | 0 | 0 | 4,356,833 | 0 | 0 |
| Investment Income | 835,652 | 868,752 | 621,637 | 403,431 | 403,431 |
| Monitoring/Service Fees | 848,323 | 740,744 | 616,511 | 581,507 | 581,507 |
| Utility Reimbursements | 178,895 | 126,258 | 178,895 | 178,895 | 178,895 |
| Repayment of Advances | 364,727 | 24,039 | 24,039 | 23,657 | 23,657 |
| Proffered Contributions | 627,179 | 1,150,000 | 300,000 | 815,000 | 815,000 |
| Real Estate Tax Revenue | 22,800,000 | 10,270,000 | 10,270,000 | 9,340,000 | 9,340,000 |
| Miscellaneous/Other | 8,545,007 | 6,805,562 | 12,993,184 | 7,447,720 | 11,566,120 |
| Total Revenue¹ | \$119,133,213 | \$94,945,267 | \$140,832,401 | \$100,855,298 | \$104,973,698 |
| Total Available | \$168,930,386 | \$123,810,614 | \$196,838,058 | \$132,475,199 | \$139,035,134 |
| Expenditures: | | | | | |
| Personnel Services | \$15,736,505 | \$15,329,677 | \$15,207,093 | \$15,560,218 | \$15,560,218 |
| Operating Expenses | 62,069,349 | 57,505,775 | 71,689,267 | 64,293,554 | 64,293,554 |
| Capital Equipment | 16,056 | 0 | 0 | 0 | 0 |
| Grant Projects | 10,674,947 | 8,377,664 | 25,756,121 | 8,689,961 | 8,689,961 |
| Capital Projects | 24,427,872 | 13,031,752 | 50,124,141 | 11,469,232 | 15,587,632 |
| Total Expenditures¹ | \$112,924,729 | \$94,244,868 | \$162,776,622 | \$100,012,965 | \$104,131,365 |
| Total Disbursements | \$112,924,729 | \$94,244,868 | \$162,776,622 | \$100,012,965 | \$104,131,365 |
| Ending Balance | \$56,005,657 | \$29,565,746 | \$34,061,436 | \$32,462,234 | \$34,903,769 |

¹ 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, FCRHA 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.

Housing and Community Development Program Overview

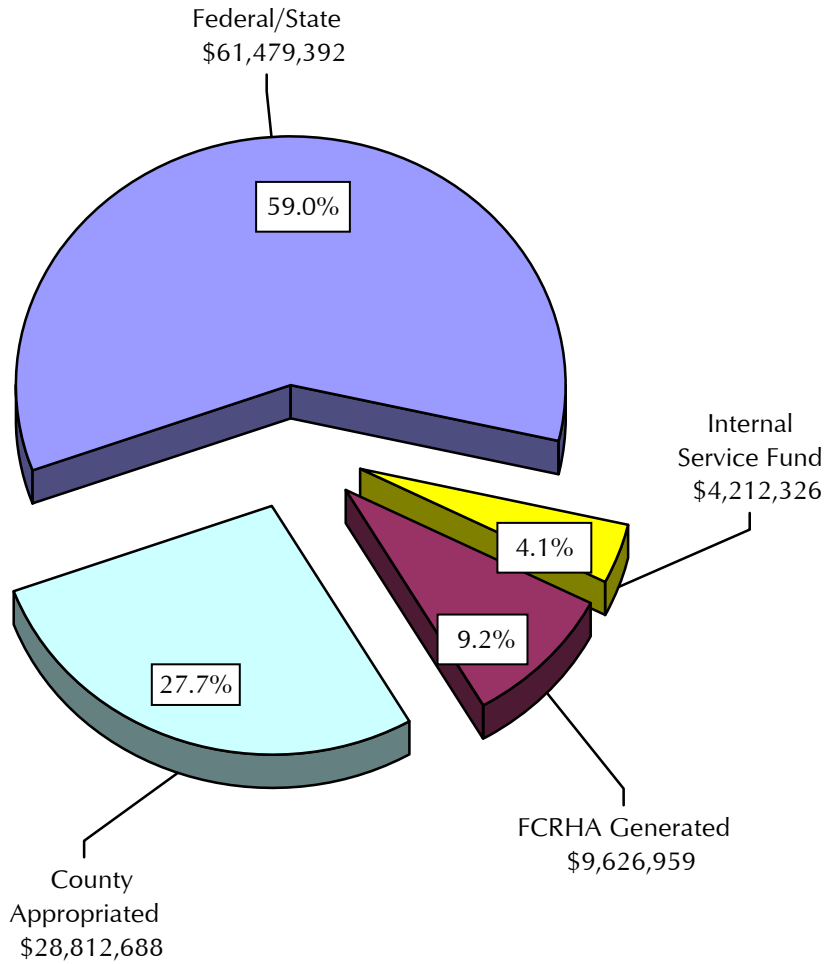
HOUSING PROGRAMS FY 2011 SOURCE OF FUNDS



TOTAL REVENUES = \$104,973,698

Housing and Community Development Program Overview

HOUSING PROGRAMS FY 2011 EXPENDITURES



TOTAL EXPENDITURES = \$104,131,365

Housing and Community Development Program Overview

Budget and Staff Resources

| Program Area Summary by Fund | | | | | |
|--|---------------------|-----------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|
| Category | FY 2009 Actual | FY 2010 Adopted Budget Plan | FY 2010 Revised Budget Plan | FY 2011 Advertised Budget Plan | FY 2011 Adopted Budget Plan |
| Authorized Positions/Staff Years | | | | | |
| Regular | 228/ 228 | 218/ 218 | 218/ 218 | 218/ 218 | 218/ 218 |
| Grant | 10/ 10 | 10/ 10 | 10/ 10 | 10/ 10 | 10/ 10 |
| Total Positions | 238/ 238 | 228/ 228 | 228/ 228 | 228/ 228 | 228/ 228 |
| County Appropriated Funds: | | | | | |
| Operating: | | | | | |
| Department of Housing and Community Development | | | | | |
| 141 Elderly Housing Programs | \$6,334,577 | \$5,851,757 | \$6,678,447 | \$5,928,757 | \$5,928,757 |
| 143 Homeowner and Business Loan Programs | 3,425,946 | 4,099,238 | 4,546,796 | 4,186,706 | 4,186,706 |
| Total Operating Expenditures | \$4,554,704 | 1,870,161 | 8,832,635 | 3,883,825 | 3,883,825 |
| Total Operating Expenditures | \$14,315,227 | \$11,821,156 | \$20,057,878 | \$13,999,288 | \$13,999,288 |
| Capital: | | | | | |
| 144 Housing Trust Fund | \$2,173,376 | \$1,250,000 | \$6,331,697 | \$840,000 | \$840,000 |
| 319 The Penny for Affordable Housing Fund | 14,615,084 | 10,270,000 | 23,461,206 | 9,340,000 | 13,458,400 |
| 340 Housing Assistance Program | 1,622,249 | 695,000 | 9,314,457 | 515,000 | 515,000 |
| Total Capital Expenditures | \$18,410,709 | \$12,215,000 | \$39,107,360 | \$10,695,000 | \$14,813,400 |
| Total County Appropriated Fund | \$32,725,936 | \$24,036,156 | \$59,165,238 | \$24,694,288 | \$28,812,688 |
| Federal/State Support: | | | | | |
| 965 Housing Grants Fund | \$240,997 | \$0 | \$282,923 | \$0 | \$0 |
| 966 Section 8 Annual Contribution | 41,850,393 | 41,174,805 | 43,994,930 | 43,607,618 | 43,607,618 |
| 967 Public Housing, Projects Under Management | 8,927,080 | 7,776,740 | 9,348,831 | 9,181,813 | 9,181,813 |
| 969 Public Housing, Projects Under Modernization | 2,978,595 | 0 | 5,327,709 | 0 | 0 |
| 142 Community Development Block Grant | 6,467,313 | 5,928,982 | 17,887,472 | 5,982,304 | 5,982,304 |
| 145 HOME Investment Partnerships Grant | 3,966,637 | 2,448,682 | 7,585,726 | 2,707,657 | 2,707,657 |
| Total Federal/State Support | \$64,431,015 | \$57,329,209 | \$84,427,591 | \$61,479,392 | \$61,479,392 |

Housing and Community Development Program Overview

| Program Area Summary by Fund | | | | | |
|---|----------------------|-----------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|
| Category | FY 2009 Actual | FY 2010 Adopted Budget Plan | FY 2010 Revised Budget Plan | FY 2011 Advertised Budget Plan | FY 2011 Adopted Budget Plan |
| FCRHA Generated Funds: | | | | | |
| 940 FCRHA General Operating | \$3,125,571 | \$2,862,266 | \$2,597,765 | \$2,406,754 | \$2,406,754 |
| 941 Fairfax County Rental Program | 4,496,211 | 4,125,982 | 4,693,113 | 4,722,253 | 4,722,253 |
| 945 Non-County Appropriated Rehabilitation Loan | 0 | 25,000 | 26,467 | 25,000 | 25,000 |
| 946 FCRHA Revolving Development | 1,676,646 | 0 | 2,392,421 | 0 | 0 |
| 948 FCRHA Private Financing | 1,361,922 | 816,752 | 3,296,651 | 774,232 | 774,232 |
| 949 Internal Service Fund | 3,893,889 | 3,844,658 | 4,650,769 | 4,212,326 | 4,212,326 |
| 950 Housing Partnerships | 1,213,539 | 1,204,845 | 1,526,607 | 1,698,720 | 1,698,720 |
| Subtotal, FCRHA Funds | \$15,767,778 | \$12,879,503 | \$19,183,793 | \$13,839,285 | \$13,839,285 |
| Less: | | | | | |
| 949 Internal Service Fund | \$3,893,889 | \$3,844,658 | \$4,650,769 | \$4,212,326 | \$4,212,326 |
| Total, FCRHA Funds | \$11,873,889 | \$9,034,845 | \$14,533,024 | \$9,626,959 | \$9,626,959 |
| Total, All Sources | \$112,924,729 | \$94,244,868 | \$162,776,622 | \$100,012,965 | \$104,131,365 |
| Less: | | | | | |
| 949 Internal Service Fund | \$3,893,889 | \$3,844,658 | \$4,650,769 | \$4,212,326 | \$4,212,326 |
| Net Total, All Sources | \$109,030,840 | \$90,400,210 | \$158,125,853 | \$95,800,639 | \$99,919,039 |

Note: 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 2011 preliminary estimated federal funding for Fund 142, Community Development Block Grant (CDBG), is \$5,982,304 and for Fund 145, HOME Investment Partnership Grant (HOME), is \$2,707,657.

| Position Summary | | |
|--------------------------------|---|---------------------------------|
| <u>ADMINISTRATION</u> | <u>COMMUNITY IMPROVEMENT</u> | <u>FINANCIAL MANAGEMENT</u> |
| General Fund: | General Fund: | General Fund: |
| 1 Director | 1 Deputy Director | 1 HCD Division Director |
| 1 Deputy Director | 1 HCD Division Director | 1 Financial Specialist IV |
| 1 HCD Division Director | 2 H/C Developers IV | 2 Accountants II |
| 1 H/C Developer IV | 1 Administrative Assistant IV | 2 Accountants I |
| 1 Management Analyst II | | 2 Administrative Assistants IV |
| 1 Info. Tech. Prog. Mgr. I | | 4 Administrative Assistants III |
| 2 Network/Telecom Analysts II | | |
| 2 Administrative Assistants IV | | |
| | DESIGN, DEVELOPMENT AND CONSTRUCTION | |
| | General Fund: | CDBG: |
| | 1 HCD Division Director | 1 Accountant III |
| | 2 H/C Developers IV | 1 Management Analyst III |
| | | 1 Administrative Assistant V |
| CDBG: | | |
| 1 Management Analyst III | | |
| | CDBG: | |
| | 2 H/C Developers IV | |
| | 1 Administrative Assistant IV | |
| FCRHA: | | FCRHA: |
| 1 Information Officer III | | 1 Financial Specialist IV |
| 1 Information Officer II | | 1 Financial Specialist III |
| 3 Administrative Assistants IV | | 1 Accountant III |
| 1 Administrative Assistant III | | 1 Accountant II |
| 1 Administrative Assistant II | | 1 Administrative Assistant II |
| | HOME: | |
| | 1 H/C Developer IV | |
| | | |
| | FCRHA: | |
| | 1 Division Director | |
| | 2 H/C Developers III | |
| | 1 H/C Developer II | |
| Section 8: | | Section 8: |
| 1 Network Telecom. Analyst III | | 1 Accountant II |
| | | 1 Administrative Assistant IV |
| Public Housing: | | |
| 1 Administrative Assistant II | | Public Housing: |
| | | 1 Financial Specialist IV |
| | | 1 Accountant III |
| | | 2 Administrative Assistants III |

Housing and Community Development Program Overview

| | | |
|---|--|---|
| <p><u>HOUSING MANAGEMENT:</u></p> <p>General Fund:</p> <ul style="list-style-type: none"> 2 HCD Division Directors 1 Housing Services Specialist IV 1 Management Analyst III 1 H/C Developer III 1 H/C Developer II 1 Warehouse Supervisor 1 Administrative Associate 3 Administrative Assistants IV 1 Administrative Assistant III <p>Elderly Housing Programs:</p> <ul style="list-style-type: none"> 1 Director of Senior Housing 1 Housing Services Specialist V 1 Housing Services Specialist IV 1 Housing Services Specialist III 1 Housing Services Specialist II 1 Housing Services Specialist I 1 Sr. Mech. Sys. Supervisor 1 Trades Supervisor 1 Electrician II 3 Facility Attendants II 1 General Bldg. Maint. Worker I 1 Administrative Assistant V 1 Maintenance Trade Helper II <p>CDBG:</p> <ul style="list-style-type: none"> 1 Housing Services Specialist V 1 Housing Services Specialist IV 2 Housing Services Specialists II 1 Administrative Assistant IV <p>FCRHA:</p> <ul style="list-style-type: none"> 1 Housing Services Specialist IV 1 Housing Services Specialist II 1 Assistant Supr. Facilities Support <p>FCRP:</p> <ul style="list-style-type: none"> 1 Chief Accounting Fiscal Officer 1 H/C Developer V 1 H/C Developer II 1 Housing Services Specialist III 3 Housing Services Specialists II 1 GIS Analyst II 1 Trades Supervisor 1 Electrician II 1 Engineering Technician II 1 Plumber II 2 General Bldg. Maint. Workers II 3 General Bldg. Maint. Workers I 1 Administrative Assistant IV 1 Administrative Assistant II 1 Housing Manager 1 Warehouse Specialist 1 Human Services Assistant | <p>Housing Partnerships:</p> <ul style="list-style-type: none"> 1 Housing Services Specialist III 2 Housing Services Specialists II 1 Housing Services Specialist I 1 Refrigeration & A/C Supervisor 2 Gen. Bldg. Maint. Workers II 1 Plumber I 1 Administrative Assistant III 1 Administrative Assistant II <p>Housing Grants:</p> <ul style="list-style-type: none"> 1 Housing Services Specialist III G 1 Housing Services Specialist II G <p>Section 8:</p> <ul style="list-style-type: none"> 3 Housing Svcs. Spclsts. V 1G 5 Housing Svcs. Spclsts. III 23 Housing Svcs. Spclsts. II 3G 1 Human Services Assistant 2 Administrative Assistants III 1 Administrative Assistant II <p>Public Housing:</p> <ul style="list-style-type: none"> 1 HCD Division Director 1 H/C Developer V 1 H/C Developer II 1 Management Analyst I 1 Human Svcs. Coordinator II 2 Housing Svcs. Specialists V 2 Housing Svcs. Specialists III 1G 11 Housing Services Specialists II 3 Housing Services Specialists I 1 Human Services Assistant 1 Trades Supervisor 4 A/C Equipment Repairers 6 General Bldg. Maint. Workers II 4 General Bldg. Maint. Workers I 1 Locksmith II 1 Administrative Assistant III 2 Plumbers II <p>Public Housing/Modernization:</p> <ul style="list-style-type: none"> 1 H/C Developer V G 2 H/C Developers III 2G | <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>CDBG:</p> <ul style="list-style-type: none"> 1 Real Estate/Grant Manager 2 H/C Developers IV 2 H/C Developers III 1 Sr. Maintenance Supervisor 2 Gen. Bldg. Maint. Workers I 1 Administrative Assistant IV <p>FCRHA:</p> <ul style="list-style-type: none"> 3 H/C Developers V 1 H/C Developer IV 1 Management Analyst III |
| <p><u>TOTAL POSITIONS</u></p> <p>218 Positions / 218.0 Staff Years</p> <p>10/10.0 SYE Grant Positions in Funds 965, 966, 967, and 969</p> | | <p>G Denotes Grant Position</p> |

Housing and Community Development Program Overview

Housing Fund Structure

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

- ◆ County General Fund
 - Fund 001, General Operating

This fund supports positions in Agency 38, HCD, and provides subsidies for the operation of some rental housing programs. Subsidies include support for expenses such as administrative and maintenance staff costs, as well as a portion of condominium fees for certain FCRHA-owned units, limited partnership real estate taxes, and building maintenance.

- ◆ FCRHA General Operating
 - Fund 940, FCRHA General 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, the Home Improvement Loan Program staff, and other administrative costs, which crosscut many of the housing programs.

- ◆ Local Rental Housing Program
 - Fund 941, Fairfax County Rental Program (FCRP)

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. This includes operating costs for the FCRP units, the Woodley Hills Estates manufactured housing development, 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, FCRHA Housing Partnerships

Fund 950 was established in FY 2002 to budget and account for revenue and expenditures related to 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, HCD 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/Housing Choice Voucher 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, through HCD, 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 variety of sources of revenue, including 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 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 319, The Penny for Affordable Housing Fund
- Fund 340, Housing Assistance Program

These funds provide County support for both affordable housing and community revitalization capital projects. Fund 319, The Penny for Affordable Housing Fund, is designed to provide funds to quickly and significantly impact the availability of affordable housing in the County within established criteria. Fund 340, Housing Assistance Program, supports countywide residential improvement and repair projects, including staff resources, marketing, consultant services and capitalized projects.

Housing and Community Development Program Overview

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

Fund 946 provides development support for site investigation for proposed new projects and provides 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 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.

- ◆ 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, and grounds maintenance. 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, Housing Grants, 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.