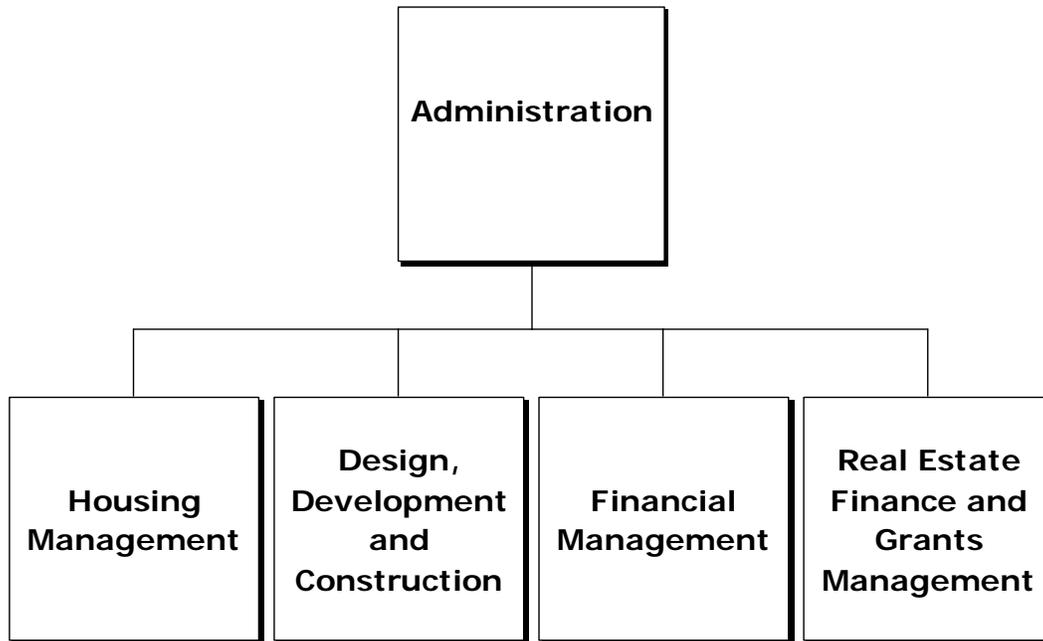


**Fund 940**  
**Fairfax County Redevelopment and**  
**Housing Authority General Operating**

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**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 Fairfax County Redevelopment and Housing Authority (FCHRA). Driven by 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**

This fund includes all FCRHA revenues generated by financing fees earned from the issuance of bonds, monitoring and service fees charged to developers, management fees, investment income, project reimbursements, consultant fees and ground rents on land leased to developers. Revenue supports operating expenses for the administration of the private activity bonds, Home Improvement Loan Program (HILP) staff, and other administrative costs, which crosscut many or all of the housing programs.

In FY 2012, revenue projections for Fund 940, FCRHA General Operating, are \$2,602,535, an increase of \$195,781 or 8.1 percent over the FY 2011 Adopted Budget Plan amount. The revenue increase is primarily attributable to anticipated increases in developer fees and program income offset by decreases in investment income and reimbursement revenue related to a write off of a Federal Financing Bank note. Expenditures are \$2,516,625, an increase of \$109,871 or 4.6 percent over the FY 2011 Adopted Budget Plan due primarily to an increase in Personnel Services expenditures due to position adjustments for project-based budgeting.

## **Fund 940**

### **Fairfax County Redevelopment and Housing Authority General Operating**

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A portion of the staff costs associated with the FCRHA Home Improvement Loan Program and FCRHA real estate development and financing activities are supported by the financing and development fees generated by these activities. In FY 2012, Fund 340, Housing Assistance Program, will continue to provide \$515,000 for community revitalization activities to address current program needs for staffing and other efforts associated with countywide residential improvement and repair projects within the Department of Housing and Community Development.

The FCRHA will continue to make tax-exempt financing available and earn related financing fees. The financing will be used for the agency's own development as well as for the construction or preservation of qualified multi-family housing owned by other developers. However, because many types of projects must compete for an allocation of tax-exempt bond authority from the limited pool of such authority available in the Commonwealth of Virginia, the number of FCRHA tax-exempt bond issues in any year is limited and will vary significantly from year to year. Under this financing mechanism, a percentage of the units in a housing development must meet lower income occupancy requirements. Since 1986, there have been two alternate standards for meeting these requirements. Either 20 percent of the units must be occupied by households with incomes at 50 percent or less of the Washington D.C./Baltimore Metropolitan Statistical Area (MSA) median income (adjusted for household size), or 40 percent of the units must be occupied by households with 60 percent or less of the MSA median income. In addition, the FCRHA will continue to monitor existing tax-exempt financed multi-family housing projects to assure continuing developer compliance with program guidelines.

In FY 2011, HCD established the Bridging Affordability program. It was conceived during the development of the Housing Blueprint, and is intended to provide local rental subsidies to individuals and families experiencing homelessness and households currently on Fairfax County's affordable housing waiting lists, including those managed by the FCRHA, the Fairfax-Falls Church Community Services Board, the Office to End and Prevent Homelessness and the homeless shelters. In FY 2011, it is expected that the Bridging Affordability Program will serve 48 homeless individuals and families and 364 households on the County's waiting lists. Per the Board's direction in the Housing Blueprint, the Bridging Affordability Program will be administered by HCD with specific grants made to one or more of the County's non-profit partners. HCD will provide program compliance, inspect units and administer the contracts with non-profit partners. As designated by the Housing Blueprint, a portion of the operations revenue at the County-owned Wedgewood property will be used to fund two merit positions that will support this program.

# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

### Budget and Staff Resources

Agency Summary					
Category	FY 2010 Actual	FY 2011 Adopted Budget Plan	FY 2011 Revised Budget Plan	FY 2012 Advertised Budget Plan	FY 2012 Adopted Budget Plan
<b>Authorized Positions/Staff Years</b>					
Regular	25 / 25	24 / 24	24 / 24	24 / 24	24 / 24
<b>Expenditures:</b>					
Personnel Services	\$1,601,658	\$1,611,139	\$1,763,275	\$1,804,340	\$1,804,340
Operating Expenses	661,561	795,615	742,233	712,285	712,285
Capital Equipment	0	0	0	0	0
<b>Total Expenditures</b>	<b>\$2,263,219</b>	<b>\$2,406,754</b>	<b>\$2,505,508</b>	<b>\$2,516,625</b>	<b>\$2,516,625</b>

Position Summary		
<b>ADMINISTRATION</b> 1 Information Officer III 1 Information Officer II 3 Administrative Assistants IV 1 Administrative Assistant III 1 Administrative Assistant II 1 Housing/Community Developer V  <b>FINANCIAL MANAGEMENT</b> 1 Financial Specialist IV 1 Financial Specialist III 1 Accountant III 1 Accountant II 1 Administrative Assistant II	<b>DESIGN, DEVELOPMENT AND CONSTRUCTION</b> 1 Division Director 1 Housing/Community Developer V 2 Housing/Community Developers III 1 Housing/Community Developer II  <b>HOUSING MANAGEMENT</b> 1 Housing Services Specialist IV 1 Housing Services Specialist II 1 Assistant Supervisor Facilities Support	<b>REAL ESTATE FINANCE AND GRANTS MANAGEMENT</b> 2 Housing/Community Developers V 1 Management Analyst III
<b>TOTAL POSITIONS</b> 24 Positions/ 24.0 Staff Years		

### FY 2012 Funding Adjustments

The following funding adjustments reflect all changes to the FY 2011 Adopted Budget Plan, as approved by the Board of Supervisors on April 26, 2011.

- ◆ **Employee Compensation**

It should be noted that no funding is included for pay for performance or market rate adjustments in FY 2012.

**\$0**
- ◆ **Project-Based Budgeting Adjustments and Operating Requirements**

An increase of \$112,147 is associated with an increase of \$195,477 in Personnel Services necessary to support project-based budgeting efforts, offset by a decrease of \$83,330 in Operating Expenses based on a three-year average of prior years' actuals.

**\$112,147**

# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

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- ◆ **Other Post Employment Benefits** (\$2,276)  
A decrease of \$2,276 is required to reflect costs associated with providing Other Post-Employment Benefits (OPEBs) to retirees, including the Retiree Health Benefits Subsidy. Before FY 2011, costs related to these benefits were paid solely by the General Fund; however, these annual costs are now spread across funds in order to more appropriately reflect benefit-related expenses for the employees within each fund. For more information on Other Post-Employment Benefits, please refer to Fund 603, OPEB Trust Fund, in Volume 2 of the FY 2012 Adopted Budget Plan.

### **Changes to FY 2011 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2011 Revised Budget Plan since passage of the FY 2011 Adopted Budget Plan. Included are all adjustments made as part of the FY 2010 Carryover Review, FY 2011 Third Quarter Review, and all other approved changes through April 12, 2011.*

- ◆ **Carryover Adjustments** \$7,609  
As part of the *FY 2010 Carryover Review*, the Board of Supervisors approved an increase of \$7,609 in Operating Expenses due to encumbered carryover primarily associated with requirements for professional consulting services and various program expenses.
  
- ◆ **Project-Based Budgeting Adjustments** \$175,000  
Subsequent to the *FY 2010 Carryover Review*, Personnel Services expenses were increased by \$152,136 and Operating Expenses were increased by \$22,864 to support project-based budgeting requirements.
  
- ◆ **Third Quarter Adjustment** (\$83,855)  
As part of the *FY 2011 Third Quarter Review*, the Board of Supervisors approved a decrease of \$83,855 reflecting the write off of a Federal Financing Banking note.

# Fund 940

## Fairfax County Redevelopment and Housing Authority General Operating

### FUND STATEMENT

Fund Type H94, FCRHA General Revenue

Fund 940, FCRHA General Operating

	FY 2010 Actual	FY 2011 Adopted Budget Plan	FY 2011 Revised Budget Plan	FY 2012 Advertised Budget Plan	FY 2012 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$11,606,881</b>	<b>\$11,457,884</b>	<b>\$11,751,863</b>	<b>\$12,076,527</b>	<b>\$11,830,714</b>
Revenue:					
Investment Income <sup>1</sup>	\$55,712	\$194,307	\$55,000	\$88,000	\$88,000
Monitoring/Developer Fees <sup>2,3</sup>	580,877	581,507	807,274	760,632	760,632
Rental Income	69,345	73,248	73,248	73,803	73,803
Program Income <sup>2,4</sup>	1,238,514	1,155,370	1,330,370	1,371,054	1,371,054
Other Income <sup>2,5</sup>	463,753	402,322	318,467	309,046	309,046
<b>Total Revenue</b>	<b>\$2,408,201</b>	<b>\$2,406,754</b>	<b>\$2,584,359</b>	<b>\$2,602,535</b>	<b>\$2,602,535</b>
<b>Total Available</b>	<b>\$14,015,082</b>	<b>\$13,864,638</b>	<b>\$14,336,222</b>	<b>\$14,679,062</b>	<b>\$14,433,249</b>
Expenditures:					
Personnel Services <sup>2,6</sup>	\$1,601,658	\$1,611,139	\$1,763,275	\$1,804,340	\$1,804,340
Operating Expenses <sup>2,7</sup>	661,561	795,615	742,233	712,285	712,285
<b>Total Expenditures</b>	<b>\$2,263,219</b>	<b>\$2,406,754</b>	<b>\$2,505,508</b>	<b>\$2,516,625</b>	<b>\$2,516,625</b>
<b>Total Disbursements</b>	<b>\$2,263,219</b>	<b>\$2,406,754</b>	<b>\$2,505,508</b>	<b>\$2,516,625</b>	<b>\$2,516,625</b>
<b>Ending Balance</b>	<b>\$11,751,863</b>	<b>\$11,457,884</b>	<b>\$11,830,714</b>	<b>\$12,162,437</b>	<b>\$11,916,624</b>
Debt Service Reserve on					
One University Plaza	\$2,195,925	\$2,195,925	\$2,195,925	\$2,195,925	\$2,195,925
Cash with Fiscal Agent	6,854,000	6,854,000	6,854,000	6,854,000	6,854,000
<b>Unreserved Ending Balance</b>	<b>\$2,701,938</b>	<b>\$2,407,959</b>	<b>\$2,780,789</b>	<b>\$3,112,512</b>	<b>\$2,866,699</b>

<sup>1</sup> The FY 2012 decrease from the FY 2011 Adopted Budget Plan is due to anticipated reductions in investment income for funds held with fiscal agent.

<sup>2</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments totaling a net decrease of \$17,412.74 have been reflected as an increase of \$1,323.01 in FY 2010 revenues to record accrual adjustments, and an increase of \$18,735.75 in FY 2010 expenditures to record debt service and operating expenses in the appropriate fiscal year. These audit adjustments have been included in the FY 2010 Comprehensive Annual Financial Report (CAFR). Details of the FY 2010 audit adjustments were included in the FY 2011 Third Quarter Package.

<sup>3</sup> The FY 2012 increase over the FY 2011 Adopted Budget Plan is due to additional developer fee income.

<sup>4</sup> The FY 2012 increase primarily reflects support for Bridging Affordability Program administrative expenses.

<sup>5</sup> The FY 2012 decrease is due to a reduction in reimbursement revenue related to the write off of a Federal Financing Bank note.

<sup>6</sup> The FY 2012 increase in Personnel Services is primarily due to adjustments for project-based budgeting.

<sup>7</sup> The FY 2012 decrease is primarily based on a three-year average of prior years' actuals.