

# Fund 145

## HOME Investment Partnership Grant

### Mission

The goal of the HOME Investment Partnership Program (HOME) is to provide affordable housing through acquisition, rehabilitation, new construction and tenant-based rental assistance.

### Focus

In FY 2013, funding of \$2,383,767 represents an estimated award from the U.S. Department of Housing and Urban Development (HUD) that is based on the actual FY 2012 award. Preliminary estimates from HUD indicate there likely will be reductions from the FY 2012 funding award amount for FY 2013, and any needed adjustments will be made as part of the *FY 2012 Carryover Review* after the final HUD award is received. FY 2013 funding will provide for the Tenant Based Rental Assistance program and various other new and ongoing projects. Details for specific projects in Program Year 21 (FY 2013) will be approved by the Board of Supervisors (BOS) and submitted to HUD as part of the Consolidated Plan One-Year Action Plan: Use of Funds for FY 2013 in May 2012. After HUD and BOS approval, necessary project adjustments will be made.

The HOME Program was established as part of the Cranston-Gonzalez National Affordable Housing Act of 1990. HOME funds are allocated on an annual basis to eligible participating jurisdictions based on a formula allocation system. The HOME Program requires a 25 percent local match from the participating jurisdiction. The local match can come from any Housing and Community Development project, regardless of funding source that is HOME eligible. Any expenditure beginning in October 1992 in qualifying projects can be considered as part of the required matching funds. In FY 2013, the County will have adequate matching funds from all eligible projects to satisfy the requirement. Therefore, no additional local funds will need to be allocated to meet this requirement.

### Budget and Staff Resources

Agency Summary				
Category <sup>1</sup>	FY 2011 Actual	FY 2012 Adopted Budget Plan	FY 2012 Revised Budget Plan	FY 2013 Advertised Budget Plan
Authorized Positions/Staff Years				
Regular	2 / 2	2 / 2	0 / 0	0 / 0
Grant	0 / 0	0 / 0	2 / 2	2 / 2
Expenditures:				
Housing Capital	\$436,969	\$0	\$2,584,490	\$719,869
Homeless/Special Needs	932,672	2,019,460	3,768,005	1,067,956
Community Housing Development				
Organizations	456,474	403,892	2,860,238	357,565
Administration	163,605	269,260	975,836	238,377
<b>Total Expenditures</b>	<b>\$1,989,720</b>	<b>\$2,692,612</b>	<b>\$10,188,569</b>	<b>\$2,383,767</b>

<sup>1</sup> Categories as required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.

Position Summary	
<b>DESIGN, DEVELOPMENT AND CONSTRUCTION</b>	
1 Housing Community Developer IV	1 Housing Services Specialist II
<b>TOTAL POSITION</b>	
<b>2 Grant Positions / 2.0 Grant Staff Years</b>	

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### FY 2013 Funding Adjustments

The following funding adjustments from the FY 2012 Adopted Budget Plan are necessary to support the FY 2013 program:

- ◆ **Employee Compensation** \$0  
It should be noted that no additional funding is included for the 2.18 percent market rate adjustment (MRA) in FY 2013 or the full year impact of the FY 2012 market rate adjustment that was effective September 24, 2011, as the fund will absorb the impact within the existing HUD award authorization.
  
- ◆ **U.S. Department of Housing and Urban Development (HUD) Award** (\$308,845)  
A decrease of \$308,845 is associated with the FY 2012 HUD award that was used to project expenditures for this fund in FY 2013.

### Changes to FY 2012 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2012 Revised Budget Plan since passage of the FY 2012 Adopted Budget Plan. Included are all adjustments made as part of the FY 2011 Carryover Review, and all other approved changes through December 31, 2011:

- ◆ **Position Adjustments** \$0  
Subsequent to the *FY 2011 Carryover Review*, 2/2.0 SYE Merit Regular positions were converted to 2/2.0 SYE Merit Grant positions as a result of the change in definition of HOME funding in the new financial reporting system. There is no fiscal impact as a result of the conversion.
  
- ◆ **Carryover Adjustments** \$7,495,957  
As part of the *FY 2011 Carryover Review*, the Board of Supervisors approved an increase \$7,495,957 due to carryover of \$7,079,953 in unexpended project balances, the appropriation of \$724,850 in additional program income revenue received in FY 2011, and a decrease of \$308,846 due to the amended U.S. Department of Housing and Urban Development (HUD) award approved by the Board of Supervisors on April 26, 2011. In addition, the Board of Supervisors approved a 2.0 percent market rate adjustment, effective September 24, 2011, which the fund will absorb within the existing HUD award authorization.

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).

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### FUND STATEMENT

Fund Type H14, Special Revenue Funds

Fund 145, HOME Investment  
Partnership Grant

	FY 2011 Actual	FY 2012 Adopted Budget Plan	FY 2012 Revised Budget Plan	FY 2013 Advertised Budget Plan
<b>Beginning Balance</b>	<b>\$16,318</b>	<b>\$0</b>	<b>\$378,356</b>	<b>\$0</b>
Revenue:				
HOME Grant Funds <sup>1</sup>	\$1,626,908	\$2,692,612	\$9,810,213	\$2,383,767
HOME Program Income	724,850	0	0	0
<b>Total Revenue</b>	<b>\$2,351,758</b>	<b>\$2,692,612</b>	<b>\$9,810,213</b>	<b>\$2,383,767</b>
<b>Total Available</b>	<b>\$2,368,076</b>	<b>\$2,692,612</b>	<b>\$10,188,569</b>	<b>\$2,383,767</b>
Expenditures:				
HOME Projects <sup>1</sup>	\$1,989,720	\$2,692,612	\$10,188,569	\$2,383,767
<b>Total Expenditures</b>	<b>\$1,989,720</b>	<b>\$2,692,612</b>	<b>\$10,188,569</b>	<b>\$2,383,767</b>
<b>Total Disbursements</b>	<b>\$1,989,720</b>	<b>\$2,692,612</b>	<b>\$10,188,569</b>	<b>\$2,383,767</b>
<b>Ending Balance<sup>2</sup></b>	<b>\$378,356</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> FY 2013 HOME funding projections include a planning factor of \$1,067,956 for the Homeless/Special Needs Initiatives including Tenant-Based Rental Assistance, \$477,632 and Non-Profit Blueprint Project, \$590,324; a planning factor of \$719,869 for HOME Development Costs; a set-aside of at least 15 percent, \$357,565, mandated under HOME regulations, from the County's total HOME allocation for eligible Community Housing Development Organizations (CHDOs); and a 10 percent set-aside of \$238,377 for administrative expenses as permitted under HOME regulations (including \$24,427 for the Fair Housing Program).

<sup>2</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.

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### FY 2013 Summary of Capital Projects

**Fund: 145, HOME Investment Partnership Grant**

Project #	Description	Total Project Estimate	FY 2011 Actual Expenditures	FY 2012 Revised Budget	FY 2013 Advertised Budget Plan
003875	Island Walk Cooperative	\$1,000,000	\$0.00	\$0.00	\$0
013808	Herndon Harbor House Phase I	553,853	0.00	0.00	0
013854	Founders Ridge/Kingstowne NV	31,927	0.00	0.00	0
013856	Birmingham Green	1,250,000	0.00	0.00	0
013868	Good Shepherd Housing	902,202	456,474.00	83,526.00	0
013883	Old Mill Road	59,500	0.00	0.00	0
013886	RPJ Transitional Housing	776,860	0.00	88,360.00	0
013901	Tavener Lane	734,600	0.00	0.00	0
013912	Stevenson Street	570,000	0.00	0.00	0
013933	Reston Interfaith Townhouses	1,880,446	0.00	575,188.40	0
013954	CHDO Undesignated		0.00	1,323,891.90	357,565
013969	Castellani Meadows	1,039,961	0.00	0.00	0
013971	Tenant-Based Rental Assistance		65,842.00	592,528.52	0
013974	HOME Development Costs		0.00	0.00	719,869
013975	HOME Administration		156,066.33	893,140.60	213,950
014034	Fair Housing Program		7,538.64	82,695.21	24,427
014040	Herndon Harbor Phase II	2,533,802	0.00	0.00	0
014056	Gum Springs Glen	2,612,665	0.00	0.00	0
014129	Senior/Disabled Housing Development		0.00	141,487.05	0
014134	Habitat at Stevenson Street	216,000	0.00	0.00	0
014137	Little River Glen III	2,788,471	0.00	0.00	0
014144	Transitional Housing	407,000	0.00	94,580.86	0
014190	American Dream Downpayment Initiative		20,000.00	26,650.52	0
014191	Rehabilitation of FCRHA Properties		423,393.70	1,151,337.36	0
014238	Holly Acres	144,500	0.00	0.00	0
014254	East Market	145,000	0.00	0.00	0
014255	Lorton Valley	264,117	0.00	0.00	0
014265	Partnership for Permanent Housing		131,560.00	344,879.25	120,000
014275	Silver Lining Initiative		715,270.00	0.00	0
014310	The Brain Foundation		0.00	309,271.00	0
014316	Mondloch House	1,446,729	13,575.25	1,433,153.75	0
014321	Non-Profit Blueprint Project		0.00	1,833,574.00	590,324
014322	TBRA Non Elderly Disabled		0.00	330,000.00	0
014323	TBRA Homeless Prevention		0.00	300,000.00	253,327
014327	TBRA Progress Center			104,305.00	104,305
014328	NOVACO		0.00	480,000.00	0
<b>Total</b>		<b>\$19,357,634</b>	<b>\$1,989,719.92</b>	<b>\$10,188,569.42</b>	<b>\$2,383,767</b>