Fund 50810
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

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 2014, 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.

Details for specific projects in Program Year 22 (FY 2014) were approved by the Board of Supervisors (BOS) on April 30, 2013 and submitted to HUD as part of the Consolidated Plan One-Year Action Plan for FY 2014.

FY 2014 Initiatives

In FY 2014, funding of $1,405,283 represents an estimated award from the U.S. Department of Housing and Urban Development (HUD). Preliminary estimates from HUD indicate there likely will be reductions from the FY 2013 funding award amount for FY 2014, and any needed adjustments to the estimate will be made as part of the *FY 2013 Carryover Review* after the final HUD award is received. FY 2014 funding will provide for the Tenant Based Rental Assistance program and various other new and ongoing projects, including:

- A planning factor amount of $613,816 for Tenant-Based Rental Assistance will provide affordable rental housing through tenant-based rental assistance.

- A minimum 15 percent set-aside of $210,805 mandated under HOME regulations from the County's total HOME allocation for eligible Community Housing Development Organizations (CHDO), and a 10 percent set-aside of $140,528 for administrative expenses (which includes $24,427 for the Fair Housing program) as permitted under HOME regulations will support CHDO and Fairfax County Redevelopment and Housing Authority (FCRHA) organizational capacity.

- Upon approval of the final HUD award, it is anticipated that funding in the amount of $440,134 will be available for allocation to specific projects which was outlined in the Consolidated Plan One-Year Action Plan for FY 2014.

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Budget and Staff Resources

Category	FY 2012 Actual	FY 2013 Adopted	FY 2013 Revised	FY 2014 Advertised	FY 2014 Adopted
FUNDING					
Expenditures:[1]					
Housing Capital	$874,571	$719,869	$2,266,518	$440,134	$440,134
Homeless/Special Needs	1,283,187	1,067,956	4,372,656	613,816	613,816
Community Housing Development Organizations	483,526	357,565	1,276,639	210,805	210,805
Administration	273,387	238,377	844,286	140,528	140,528
Total Expenditures	$2,914,671	$2,383,767	$8,760,099	$1,405,283	$1,405,283
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)					
Grant	2 / 2	2 / 2	2 / 2	2 / 2	2 / 2

[1] Categories as required by the U.S. Department of Housing and Urban Development (HUD) for reporting purposes.

GRANTS MANAGEMENT

1 Housing Community Developer IV

1 Housing Services Specialist II

TOTAL POSITION
2 Grant Positions / 2.0 Grant FTE

FY 2014 Funding Adjustments

The following funding adjustments from the FY 2013 Adopted Budget Plan are necessary to support the FY 2014 program. Included are all adjustments recommended by the County Executive that were approved by the Board of Supervisors, as well as any additional Board of Supervisors' actions, as approved in the adoption of the budget on April 30, 2013.

- **Employee Compensation** **$0**
  It should be noted that no additional funding is included for the full year impact of the 2.5 percent performance-based scale and salary increase, effective January 2013, for non-uniformed employees, as the fund will absorb the impact within the existing HUD award authorization. It should be noted that no funding is included for additional employee compensation for this fund in FY 2014.

- **U.S. Department of Housing and Urban Development (HUD) Award** **($978,484)**
  A decrease of $978,484 is associated with the FY 2013 HUD award that was used to project expenditures for this fund in FY 2014.

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Changes to FY 2013 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2013 Revised Budget Plan since passage of the FY 2013 Adopted Budget Plan. Included are all adjustments made as part of the FY 2012 Carryover Review, FY 2013 Third Quarter Review, and all other approved changes through April 23, 2013.

- **Carryover Adjustments** **$6,363,239**
  As part of the *FY 2012 Carryover Review*, the Board of Supervisors approved funding of $6,363,239 due to carryover of $7,273,898 in unexpended project balances, the appropriation of $67,825 in additional program income revenue received in FY 2012, and a decrease of $978,484 due to the amended U.S. Department of Housing and Urban Development (HUD) award approved by the Board of Supervisors on May 1, 2012.

- **Third Quarter Adjustments** **$13,093**
  As part of the *FY 2013 Third Quarter Review*, the Board of Supervisors approved a total increase of $13,093 including $10,409 in Grant 1380027, Rehabilitation of FCRHA Properties; $1,375 in Grant 1380049, CHDO Undesignated; and $1,309 in Grant 1380052, Administration due to a change in the formula utilized by the U.S. Department of Housing and Urban Development (HUD) to determine the HUD FY 2012 HOME allocation, which resulted in additional funds received from HUD.

A Fund Statement and a Summary of Grant Funding 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 50810, HOME Investment Partnership Grant

	FY 2012 Actual	FY 2013 Adopted Budget Plan	FY 2013 Revised Budget Plan	FY 2014 Advertised Budget Plan	FY 2014 Adopted Budget Plan
Beginning Balance	$378,356	$0	($180,305)	$0	$0
Revenue:					
HOME Grant Funds[1]	$2,288,185	$2,383,767	$8,940,404	$1,405,283	$1,405,283
HOME Program Income	67,825	0	0	0	0
Total Revenue	$2,356,010	$2,383,767	$8,940,404	$1,405,283	$1,405,283
Total Available	$2,734,366	$2,383,767	$8,760,099	$1,405,283	$1,405,283
Expenditures:					
HOME Projects[1]	$2,914,671	$2,383,767	$8,760,099	$1,405,283	$1,405,283
Total Expenditures	$2,914,671	$2,383,767	$8,760,099	$1,405,283	$1,405,283
Total Disbursements	$2,914,671	$2,383,767	$8,760,099	$1,405,283	$1,405,283
Ending Balance[2, 3]	($180,305)	$0	$0	$0	$0

[1] FY 2014 HOME funding projections include a planning factor of $1,405,283 for the following activities: Tenant-Based Rental Assistance, $613,816; a planning factor of $440,134 for HOME Development Cost; a set-aside of at least 15 percent, $210,805, 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 $140,528 for administrative expenses as permitted under HOME regulations (including $24,427 for the Fair Housing Program).

[2] 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.

[3] The FY 2012 negative ending balance was attributed to a delay in receipt of HOME project expenditure reimbursements. These reimbursements will be received in FY 2013.

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FY 2014 Summary of Grant Funding

Fund 50810, HOME Investment Partnerships Grant

Grant #	Description	Total Project Estimate	FY 2012 Actual Expenditures	FY 2013 Revised Budget	FY 2014 Advertised Budget Plan	FY 2014 Adopted Budget Plan
1380021	Good Shepherd Housing		$83,526.00	$0.00	$0	$0
1380025	Fair Housing Program		1,188.91	81,506.30	24,427	24,427
1380027	Rehabilitation of FCRHA Properties		873,701.08	834,234.91	0	0
1380029	Mondloch House		870.00	1,432,283.75	0	0
1380048	Reston Interfaith		210,000.00	365,188.40	0	0
1380049	CHDO Undesignated		0.00	312,179.95	210,805	210,805
1380050	Tenant-Based Rental Assistance		152,289.00	1,499,509.52	613,816	613,816
1380051	Development Costs		0.00	0.00	440,134	440,134
1380052	Administration		272,198.52	762,779.38	116,101	116,101
1380065	Housing First		112.53	94,468.33	0	0
1380071	Partnership for Permanent Housing		132,380.00	44,625.00	0	0
1380082	Senior & Disabled Housing		374,164.00	1,079,574.95	0	0
1380083	Non-Profit Blueprint		486,833.00	1,335,161.00	0	0
1380084	TBRA Non-Elderly Disabled		9,667.00	91,237.00	0	0
1380085	TBRA Homeless Prevention		87,579.00	163,937.00	0	0
1380086	TBRA Progress Center		40,162.00	64,143.00	0	0
1380087	The Brain Foundation		0.00	309,271.00	0	0
1380088	NOVACO		190,000.00	290,000.00	0	0
Total		$0	$2,914,671.04	$8,760,099.49	$1,405,283	$1,405,283