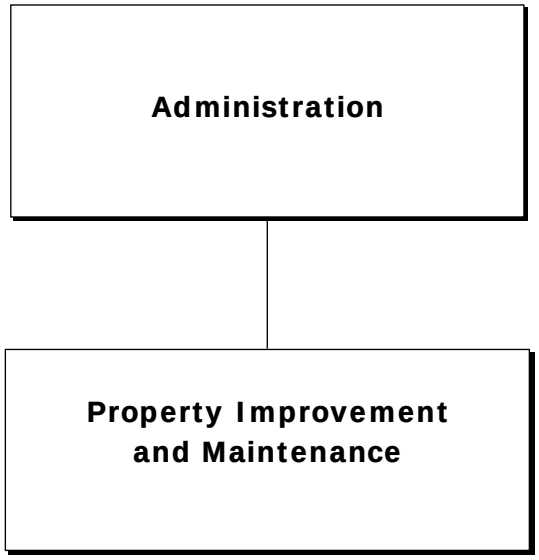
Fund 81530
Public Housing Projects Under Modernization



Focus

Fund 81530, Public Housing Projects Under Modernization, receives an annual federal grant, determined by formula, to be used for major physical and management improvements to public housing properties owned by the Fairfax County Redevelopment and Housing Authority (FCRHA). This grant program fund, which was called the Comprehensive Grant Program (CGP) or the Modernization Program, is now referred to as the Capital Fund Program (CFP). It is one of the two components of the Public Housing Program. The other fund supporting this program is Fund 81520, Public Housing Projects Under Management, which supports the daily maintenance and management of public housing properties.

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

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

The FCRHA submitted an improvement plan for Program Year 42 (FY 2014) funding and received HUD approval in September 2013 for $1,415,411. Program Year 42 provides for staff administration and capital improvements for Grant 3380017, Atrium; Grant 3380034, Barros Circle; Grant 3380037, Kingsley Park; Grant 3380039, Heritage North; Grant 3380044, Ragan Oaks; Grant 3380053, Heritage Woods; Grant 3380054, Heritage Woods South; Grant 3380055, Sheffield Village; and Grant 3380057, Belle View.

No FY 2015 funding is included for Fund 81530 at this time. Funding will be allocated at the time of the official award from HUD and will provide Program Year 43 funding for new and ongoing projects.

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	RENTAL HOUSING PROPERTY MANAGEMENT
1	Housing/Community Developer V
2	Housing/Community Developers III
	TOTAL POSITIONS
	3 Grant Positions / 3.0 Grant FTE

FY 2015 Funding Adjustments

The following funding adjustments from the FY 2014 Adopted Budget Plan are necessary to support the FY 2015 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 29, 2014.

- **Employee Compensation** **$0**
  It should be noted that no funding is included for a 1.29 percent market rate adjustment (MRA) for all employees or for a 1.00 percent salary increase for non-uniformed employees in FY 2015, as the fund will absorb the impact within the existing HUD award authorization.

Changes to FY 2014 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2014 Revised Budget Plan since passage of the FY 2014 Adopted Budget Plan. Included are all adjustments made as part of the FY 2013 Carryover Review, FY 2014 Third Quarter Review, and all other approved changes through April 30, 2014.

- **Employee Compensation** **$0**
  It should be noted that no additional funding is included for the impact of the one-time compensation adjustment of $850 for merit employees paid in November 2013, as the fund will absorb the impact within the existing HUD award authorization.

- **Out of Cycle Adjustments** **$1,415,411**
  Subsequent to the approval of the *FY 2013 Carryover Review*, an allocation was provided by HUD for Program Year 42 staff administration and capital improvements for Grant 3380017, Atrium; Grant 3380034, Barros Circle; Grant 3380037, Kingsley Park; Grant 3380039, Heritage North; Grant 3380044, Ragan Oaks; Grant 3380053, Heritage Woods; Grant 3380054, Heritage Woods South; Grant 3380055, Sheffield Village; and Grant 3380057, Belle View.

- **Carryover Adjustments** **$1,874,584**
  As part of the *FY 2013 Carryover Review*, the Board of Supervisors approved funding of $1,874,584 due to the carryover of unexpended project balances of $1,972,114, partially offset by the closeout of two projects in the amount of $97,530.

A Fund Statement and a Summary of Grant Funding are provided on the following pages.

Fund 81530
Public Housing Projects Under Modernization

FUND STATEMENT

Fund 81530, Projects Under Modernization

	FY 2013 Actual	FY 2014 Adopted Budget Plan	FY 2014 Revised Budget Plan	FY 2015 Advertised Budget Plan	FY 2015 Adopted Budget Plan
Beginning Balance	$2,173,574	$1,117,393	$2,173,574	$1,214,923	$1,214,923
Revenue:					
HUD Authorizations[1]	$0	$0	$1,415,411	$0	$0
HUD Reimbursements[2,3]	967,751	0	875,433	0	0
Total Revenue	$967,751	$0	$2,290,844	$0	$0
Total Available	$3,141,325	$1,117,393	$4,464,418	$1,214,923	$1,214,923
Expenditures:					
Administration[1]	$573,433	$0	$1,011,450	$0	$0
Capital/Related Improvements[1,2]	394,318	0	2,238,045	0	0
Total Expenditures	$967,751	$0	$3,249,495	$0	$0
Total Disbursements	$967,751	$0	$3,249,495	$0	$0
Ending Balance[4]	$2,173,574	$1,117,393	$1,214,923	$1,214,923	$1,214,923

[1] The FCRHA submitted an improvement plan for Program Year 42 (FY 2014) funding and received HUD approval in September 2013 for $1,415,411. Program Year 42 provides for staff administration and capital improvements for Grant 3380017, Atrium; Grant 3380034, Barros Circle; Grant 3380037, Kingsley Park; Grant 3380039, Heritage North; Grant 3380044, Ragan Oaks; Grant 3380053, Heritage Woods; Grant 3380054, Heritage Woods South; Grant 3380055, Sheffield Village; and Grant 3380057, Belle View.

[2] In order to account for revenues and expenditures in the proper fiscal year, audit adjustments totaling an increase of $40,500.00 have been reflected as an increase of $40,500.00 in FY 2013 revenues and an increase of $40,500.00 in FY 2013 expenditures for Grant 3380017, Atrium, to reclassify expenses in the appropriate fiscal year. This impacts the amount carried forward, resulting in a decrease of $40,500.00 in revenues and expenditures. These audit adjustments have been included in the FY 2013 Comprehensive Annual Financial Report. Details of the audit adjustments were included in the FY 2014 Third Quarter Package.

[3] This represents the HUD reimbursements for capital improvements, major repairs/maintenance and modernization of public housing properties.

[4] Capital projects are budgeted based on the total project costs. Most projects span multiple years, from design to construction completion. Therefore, funding for capital projects is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.

Fund 81530
Public Housing Projects Under Modernization

FY 2015 Summary of Grant Funding

Fund 81530, Public Housing Projects Under Modernization

Grant #	Description	FY 2013 Actual Expenditures	FY 2014 Revised Budget	FY 2015 Advertised Budget Plan	FY 2015 Adopted Budget Plan
3380007	4500 University Drive	$112,961.62	$303,757.65	$0	$0
3380010	Rosedale Manor	97,656.94	783,356.78	0	0
3380017	Atrium	79,509.00	54,404.00	0	0
3380025	Greenwood Apartments	120,000.20	0.00	0	0
3380030	Westford I	14,415.50	0.00	0	0
3380032	Westford III	87,749.65	0.00	0	0
3380034	Barros Circle	0.00	90,057.11	0	0
3380037	Kingsley Park	124,803.36	56,800.67	0	0
3380039	Heritage North	0.00	325,189.00	0	0
3380042	Old Mill Site	0.00	229,950.00	0	0
3380044	Ragan Oaks	3,442.00	92,165.00	0	0
3380051	Newington Station	0.00	706,498.01	0	0
3380053	Heritage Woods	0.00	438,103.00	0	0
3380054	Heritage Woods South	0.00	153,081.00	0	0
3380055	Sheffield Village	0.00	23,404.00	0	0
3380056	Westford II	63,528.56	0.00	0	0
3380057	Belle View	61,400.00	0.00	0	0
3380058	Reston Towne Center	202,284.07	(7,271.40)	0	0
Total		$967,750.90	$3,249,494.82	$0	$0