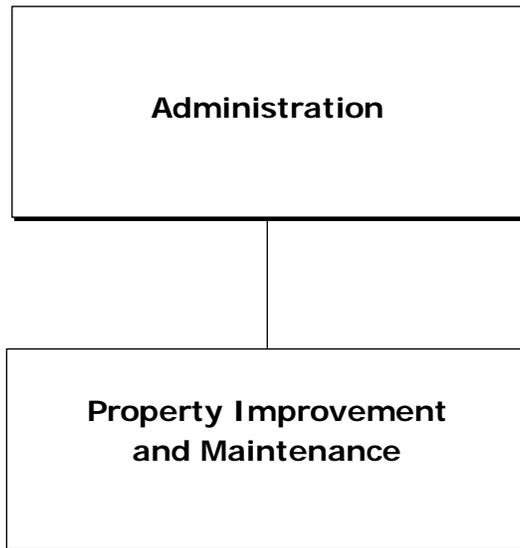


# Fund 81530

## Public Housing Projects Under Modernization

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### 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 43 (FY 2015) funding and received HUD approval in May 2014 for \$1,513,545. Program Year 43 provides for staff administration and capital improvements for Grant 3380017, Atrium; Grant 3380037, Kingsley Park; Grant 3380042, Old Mill Site; and Grant 3380044, Ragan Oaks.

No FY 2016 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 44 funding for new and ongoing projects.

## Fund 81530 Public Housing Projects Under Modernization

It should be noted that the federal FY 2015 budget included an action which lifted the cap on Public Housing units which can be converted under the Rental Assistance Demonstration (RAD). The FCRHA applied to convert its Public Housing stock under RAD, and will now be able to move forward with determining the feasibility of doing so. RAD provides a new subsidy platform, similar to project-based Housing Choice Vouchers, which can leverage private financing for planned capital improvements.

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<u>RENTAL HOUSING PROPERTY MANAGEMENT</u>		
1 Housing/Community Developer V	1 Housing/Community Developer III	1 Housing Services Specialist IV
<u>TOTAL POSITIONS</u>		
3 Grant Positions / 3.0 Grant FTE		

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### FY 2016 Funding Adjustments

The following funding adjustments from the FY 2015 Adopted Budget Plan are necessary to support the FY 2016 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 28, 2015.

- ◆ **Employee Compensation** **\$0**  
It should be noted that no funding is included for a 1.10 percent market rate adjustment (MRA) for all employees or for performance-based and longevity increases for non-uniformed merit employees in FY 2016, as the fund will absorb the impact within the existing HUD award authorization.

### Changes to FY 2015 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2015 Revised Budget Plan since passage of the FY 2015 Adopted Budget Plan. Included are all adjustments made as part of the FY 2014 Carryover Review, FY 2015 Third Quarter Review, and all other approved changes through April 30, 2015.

- ◆ **Carryover Adjustments** **\$1,691,552**  
As part of the FY 2014 Carryover Review, the Board of Supervisors approved funding of \$1,691,552 due to the carryover of unexpended project balances from FY 2014.
- ◆ **Out-of-Cycle Adjustments** **\$1,513,545**  
Subsequent to the approval of the FY 2014 Carryover Review, an allocation of \$1,513,545 was provided by HUD for Program Year 43 staff administration and capital improvements for Grant 3380017, Atrium; Grant 3380037, Kingsley Park; Grant 3380042, Old Mill Site; and Grant 3380044, Ragan Oaks.

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 2014 Actual	FY 2015 Adopted Budget Plan	FY 2015 Revised Budget Plan	FY 2016 Advertised Budget Plan	FY 2016 Adopted Budget Plan
<b>Beginning Balance</b>	\$2,173,574	\$1,214,923	\$2,173,574	\$1,214,923	\$1,214,923
Revenue:					
HUD Authorizations	\$0	\$0	\$1,513,545	\$0	\$0
HUD Reimbursements <sup>1</sup>	1,557,942	0	732,901	0	0
<b>Total Revenue</b>	\$1,557,942	\$0	\$2,246,446	\$0	\$0
<b>Total Available</b>	\$3,731,516	\$1,214,923	\$4,420,020	\$1,214,923	\$1,214,923
Expenditures:					
Administration	\$404,282	\$0	\$669,273	\$0	\$0
Capital/Related Improvements	1,153,660	0	2,535,824	0	0
<b>Total Expenditures</b>	\$1,557,942	\$0	\$3,205,097	\$0	\$0
<b>Total Disbursements</b>	\$1,557,942	\$0	\$3,205,097	\$0	\$0
<b>Ending Balance<sup>2</sup></b>	\$2,173,574	\$1,214,923	\$1,214,923	\$1,214,923	\$1,214,923

<sup>1</sup> This represents the HUD reimbursements for capital improvements, major repairs/maintenance and modernization of public housing properties.

<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.

# Fund 81530

## Public Housing Projects Under Modernization

### FY 2016 Summary of Grant Funding

#### Fund 81530, Public Housing Projects Under Modernization

Grant #	Description	FY 2014 Actual Expenditures	FY 2015 Revised Budget	FY 2016 Advertised Budget Plan	FY 2016 Adopted Budget Plan
3380007	4500 University Drive	\$263,736.31	\$203,226.24	\$0	\$0
3380010	Rosedale Manor	775,185.53	6,612.65	0	0
3380017	Atrium	21,400.00	120,892.50	0	0
3380032	Westford III	0.00	41,000.00	0	0
3380034	Barros Circle	31,625.95	1,481.16	0	0
3380037	Kingsley Park	(149.33)	467,013.60	0	0
3380039	Heritage North	125,650.39	15,890.61	0	0
3380042	Old Mill Site	38,810.00	343,310.80	0	0
3380044	Ragan Oaks	23,800.00	1,303,450.56	0	0
3380051	Newington Station	0.00	708,190.25	0	0
3380053	Heritage Woods	285,155.31	(5,971.31)	0	0
3380058	Reston Towne Center	(7,271.90)	0.01	0	0
<b>Total</b>		<b>\$1,557,942.26</b>	<b>\$3,205,097.07</b>	<b>\$0</b>	<b>\$0</b>