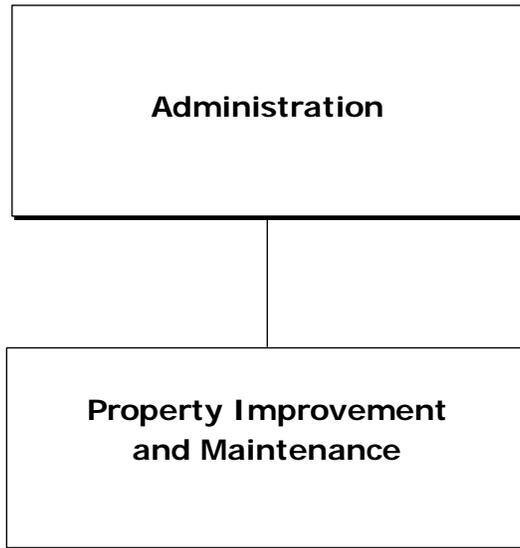


Fund 81530

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.

The FCRHA submitted an improvement plan for Program Year 44 (FY 2016) funding and received HUD approval for \$1,538,965. Program Year 44 provides for staff administration and capital improvements for Grant 3380037, Kingsley Park.

No FY 2017 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 45 funding for new and ongoing projects.

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) program. In 2016, the FCRHA will explore ways to reposition the public housing assets which would entail rehabilitation and potential redevelopment of high priority assets. The FCRHA selected 336 units for "phase one" of the conversion. RAD provides a new subsidy platform, similar to project-based Housing Choice Vouchers, which can leverage private financing for planned capital improvements.

Fund 81530

Public Housing Projects Under Modernization

**RENTAL HOUSING PROPERTY
MANAGEMENT**

1 Housing/Community Developer III		1 Housing Services Specialist IV
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TOTAL POSITIONS

2 Grant Positions / 2.0 Grant FTE

FY 2017 Funding Adjustments

The following funding adjustments from the FY 2016 Adopted Budget Plan are necessary to support the FY 2017 program.

- ◆ **Employee Compensation** \$0
It should be noted that no funding is included for a 1.33 percent market rate adjustment (MRA) for all employees or for performance-based and longevity increases for non-uniformed merit employees in FY 2017, as the fund will absorb the impact within the existing HUD award authorization.

Changes to FY 2016 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2016 Revised Budget Plan since passage of the FY 2016 Adopted Budget Plan. Included are all adjustments made as part of the FY 2015 Carryover Review, and all other approved changes through December 31, 2015.

- ◆ **Carryover Adjustments** \$1,290,386
As part of the FY 2015 Carryover Review, the Board of Supervisors approved funding of \$1,290,386 due to the carryover of unexpended project balances from FY 2015.
- ◆ **Out-of-Cycle Adjustments** \$1,538,965
Subsequent to the approval of the FY 2015 Carryover Review, an allocation of \$1,538,965 was provided by HUD for Program Year 44 staff administration and capital improvements for Grant 3380037, Kingsley Park.
- ◆ **Position Adjustment** \$0
Subsequent to the FY 2015 Carryover Review, 1/1.0 FTE Housing Community/Developer V position was transferred from Fund 81530 to Fund 81000, FCRHA General Operating, to properly align program duties and responsibilities with the appropriate fund. Funding adjustments, if necessary, will be included in a future quarterly review.

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 2015 Actual	FY 2016 Adopted Budget Plan	FY 2016 Revised Budget Plan	FY 2017 Advertised Budget Plan
Beginning Balance	\$2,173,574	\$1,214,923	\$2,173,574	\$1,214,923
Revenue:				
HUD Authorizations	\$0	\$0	\$1,538,965	\$0
HUD Reimbursements ¹	1,914,711	0	331,735	0
Total Revenue	<u>\$1,914,711</u>	<u>\$0</u>	<u>\$1,870,700</u>	<u>\$0</u>
Total Available	<u>\$4,088,285</u>	<u>\$1,214,923</u>	<u>\$4,044,274</u>	<u>\$1,214,923</u>
Expenditures:				
Administration	\$315,407	\$0	\$700,133	\$0
Capital/Related Improvements	1,599,304	0	2,129,218	0
Total Expenditures	<u>\$1,914,711</u>	<u>\$0</u>	<u>\$2,829,351</u>	<u>\$0</u>
Total Disbursements	<u>\$1,914,711</u>	<u>\$0</u>	<u>\$2,829,351</u>	<u>\$0</u>
Ending Balance²	<u>\$2,173,574</u>	<u>\$1,214,923</u>	<u>\$1,214,923</u>	<u>\$1,214,923</u>

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

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.

Fund 81530

Public Housing Projects Under Modernization

FY 2017 Summary of Grant Funding

Fund 81530, Public Housing Projects Under Modernization

Grant #	Description	FY 2015 Actual Expenditures	FY 2016 Revised Budget	FY 2017 Advertised Budget Plan
3380007	4500 University Drive	\$114,150.00	\$85,000.00	\$0
3380017	Atrium	65,892.50	0.00	0
3380032	Westford III	44,897.15	0.00	0
3380037	Kingsley Park	0.00	2,149,325.95	0
3380039	Heritage North	15,890.61	0.00	0
3380042	Old Mill Site	219,170.80	61,382.70	0
3380044	Ragan Oaks	752,491.04	533,642.37	0
3380051	Newington Station	708,190.25	0.00	0
3380053	Heritage Woods	(5,971.31)	0.00	0
3380058	Reston Towne Center	0.01	0.00	0
Total		\$1,914,711.05	\$2,829,351.02	\$0