Housing and Community Development Program Overview

AGENCY DASHBOARD			
Key Data	FY 2013	FY 2014	FY 2015
1. Per Capita Federal Expenditures for Housing Programs	$63	$66	$67
2. Average household income served; FCRHA rental/tenant subsidy programs	$24,426	$24,273	$24,190
3. Number of low-income households earning less than $50,000 per year in Fairfax County	72,533	71,361	70,717
4. Individuals living below the federal poverty level in Fairfax County	64,600	66,725	67,252
5. Number of full-time jobs at minimum wage needed to afford a two-bedroom apartment at the HUD Fair Market Rent in Fairfax County	4.0	4.0	4.0
6. Average rent for rental housing in Fairfax County	$1,546	$1,590	$1,640
7. Average vacancy rate for rental housing in the County	5.5%	5.6%	7.6%

Introduction

The Housing Overview section describes the programs and projects operated by the Fairfax County Department of Housing and Community Development (HCD) and the multiple sources of funds that support these activities.

As a County agency, HCD undertakes many programs on behalf of the Board of Supervisors. HCD also serves as the administrative arm of the Fairfax County Redevelopment and Housing Authority (FCRHA), a separate legal entity that was established in 1966 pursuant to Chapter 1, Title 36 of the Code of Virginia. FCRHA's roles include planning, design, production, rehabilitation and maintenance of housing, for low- and moderate-income households, and assisting in the revitalization of neighborhoods in Fairfax County. Eleven Commissioners are appointed to the FCRHA for four-year terms by the Board of Supervisors. A chairman and vice-chairman are then selected by a vote of the commissioners.

Housing Blueprint

In January 2010, the Board of Supervisors endorsed a strategic affordable housing policy, known as the "Housing Blueprint", which focuses on providing housing for those with the greatest need, including homeless families and individuals, persons with disabilities, and households with extremely low incomes. The Blueprint also emphasizes partnering with the County's non-profit community to provide

creative affordable housing solutions, refocusing of existing resources, and fostering the development of workforce housing through land use policies and public/private partnerships. The Blueprint has four goals:

- To end homelessness in 10 years;
- To provide affordable housing options to those with special needs;
- To meet the affordable housing needs of low-income working families; and
- To produce workforce housing sufficient to accommodate projected job growth.

A set of specific Blueprint metrics is established each year using a combination of existing resources and additional County funding, including the locally-funded "Bridging Affordability" rent subsidy program (see details in the subsequent Fund 30300, The Penny for Affordable Housing Fund narrative). The commitment of resources and metrics reflect the Board-adopted 10-Year Plan to Prevent and End Homelessness and the recommendations of the Fairfax County Affordable Housing Advisory Committee, in concert with the FCRHA, the interagency Housing Options Group, and the Fairfax-Falls Church Community Services Board, including priority recommendations regarding the County funds requested for Blueprint projects and programs.

Funding Sources Supporting HCD Operations

The sources supporting HCD's operations include County funds, FCRHA revenue bonds, federal grants, private capital, revenue from program operations (e.g., developer fees, rent from tenants of housing owned by the FCRHA and income from repayment of loans) and interest income. As a result of these multiple, complex funding streams, HCD administers 19 funds. Some funds are appropriated by the Board of Supervisors, while others are allocated by the FCRHA. All are included in this budget in order to provide a complete financial overview. These 19 funds encompass all of the operations of HCD/FCRHA with the exception of several housing developments that are operated by outside management companies under contract with the FCRHA and/or are owned by the FCHRA in partnership with private investors. Separate financial records are maintained for these developments.

FY 2017 anticipated expenditures supporting the HCD and FCRHA activities total $114,043,594 including $8,289,226 in General Fund support, $23,030,593 in other County appropriated funds, and $82,723,775 in Non-County appropriated funds. Total revenue for FY 2017 is anticipated to be $113,470,125 as shown on the Consolidated Fund Statement. Receipts from federal/state sources are anticipated to be $63,070,083 or 55.6 percent of total funding sources. More detailed descriptions of FY 2017 funding levels may be found in the narratives for each fund following this Overview.

Because HCD's programs are supported by multiple sources of funds, the Agency Mission and Focus, Program Goals, and Performance Measures are consolidated in this Overview rather than appearing within each fund. This Overview also provides summary information on the organization, staffing and consolidated budget for HCD.

Mission

To create and preserve affordable housing and caring, livable communities; serve the diverse needs of Fairfax County's residents through innovative programs, partnerships and effective stewardship; and foster a respectful supportive workplace.

Housing and Community Development Program Overview

Focus

HCD connects with the residents of Fairfax County at their roots – home, neighborhood and community. All HCD programs, activities and services revolve around this important link and can be grouped in three service areas: **Affordable Housing**; **Neighborhood Preservation;** and **Capital Formation and Capacity Building**.

Affordable Housing supports individuals and families in their effort to find homes that are safe, affordable, and stable through rental housing, partnerships with non-profits and other organizations, rental subsidies and homeownership opportunities.

Neighborhood Preservation focuses on sustaining and improving communities.

Capital Formation and Capacity Building focuses on development of partnerships with private investors and other public agencies resulting in capital investment and financial support for the HCD and FCRHA mission.

The Department of Housing and Community Development supports the following County Vision Elements:

- *Maintaining Safe and Caring Communities*
- *Connecting People and Places*
- *Building Livable Spaces*
- *Maintaining Healthy Economies*
- *Practicing Environmental Stewardship*
- *Creating a Culture of Engagement*
- *Exercising Corporate Stewardship*

These service areas encompass all of the activities of the 19 HCD funds. The total FY 2017 Advertised Budget Plan of $114.0 million can be distributed to these service areas and the general costs of running the department. It should be noted that many of the functional areas of HCD cross these service areas, so an exact allocation to the service areas is not possible. The FY 2017 Advertised Budget Plan is $3.38 million less than the FY 2016 Adopted Budget Plan. This net decrease is primarily the result of a decrease in operating expenses as a result of program adjustments to support project-based budgeting associated with HUD policy guidelines and County accounting systems, partially offset by additional anticipated grant funding from the U.S. Department of Housing and Urban Development (HUD) and funding for a 1.33 percent market rate adjustment and longevity increases for non-uniformed merit employees in FY 2017. See subsequent Housing Fund narratives in Volume 2.

Highlighted below are the main functions included in each of the service areas.

Affordable Housing:

Housing Blueprint

The Housing Blueprint, originally adopted by the Board in January 2010, represents a shift in emphasis for the County's affordable housing policies as the County recovers from the recent recession. The Blueprint focuses on providing housing for those with the greatest need, including homeless families and individuals, persons with special needs, and households with extremely low-incomes. The Blueprint has

four current goals: 1) to prevent and end homelessness in ten years; 2) to provide affordable housing opportunities to those with special needs; 3) to meet the affordable housing needs of low-income working families; and 4) to produce workforce housing sufficient to accommodate projected job growth. Each year the Housing Blueprint includes specific metrics to achieve these goals, using a combination of existing federal and County resources, as well as proposed County funding for the Bridging Affordability program and affordable housing development by partners.

FCRHA Becomes HUD "Moving to Work" Agency

In December 2012, the FCRHA was notified that its application to be designated a "Moving to Work" agency by HUD was successful. The elite Moving to Work (MTW) designation gives housing authorities the flexibility to create programs that work best for their residents, allowing them to design and test innovative, locally-designed strategies to improve cost-effectiveness and help families achieve self-sufficiency. In December, 2013, the FCRHA received its signed MTW agreement from HUD, which makes official the FCRHA's prestigious status as an MTW agency and enables the FCRHA to: create a housing continuum that seamlessly joins together the County's housing programs – including Public Housing and Housing Choice Vouchers – and establishes goals to help residents move toward self-sufficiency; expand its already strong community partnerships with non-profit organizations to provide self-sufficiency services ranging from "ready-to-rent" training, to job readiness, through homebuyer education and beyond; and reduce the burden both on staff and residents related to such things as re-certifications and inspections, which will allow staff to focus more on people – not paperwork.

The FCRHA's MTW plan is a critical component of its THRIVE (Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment) initiative and is designed to link residents to services and programs offered by other County agencies and non-profit partners, with the goal of helping them become more self-sufficient. These programs are intended to help residents better manage their money, train for a new job, pursue college or other training, become a better parent, learn English, improve their health, and perhaps even purchase a home. MTW will bring about several key changes including:

- Creating a housing continuum that seamlessly joins together the County's housing programs including Public Housing and Housing Choice Voucher, and establishes goals to help residents move toward self-sufficiency;

- Expanding its already strong community partnerships with nonprofit organizations to provide self-sufficiency services with an emphasis on employment, education and health; and

- Improving efficiency for both staff and residents in activities such as re-certifications and inspections, which will allow staff to focus more on people, not paperwork. This new focus will allow County case workers to link residents to the services, such as job training and education, that they need to become and remain self-sufficient.

The FCRHA will implement the programmatic and organization changes associated with the MTW designation during the transformation to the delivery of housing assistance in Fairfax County.

Rental Assistance Demonstration

The FCRHA is also evaluating its Public Housing portfolio for possible conversion under the HUD Rental Assistance Demonstration (RAD). RAD allows housing authorities to convert traditional Public Housing units to a new, project-based Section 8 subsidy model. Conversion to RAD has a number of advantages, including providing more mobility for residents that is not currently available under Public Housing. For

housing authorities like the FCRHA, a major advantage of converting to RAD is that the subsidies are "bankable," meaning they can be used to leverage private equity to make capital improvements on aging Public Housing properties.

Affordable Housing Preservation

Over the past years, a total of 2,757 affordable units have been preserved for both homeownership and rental purposes in a variety of large and small projects. The FCRHA's major affordable housing preservation successes include: Janna Lee Village, 319 units (Lee District); Hollybrooke II, 98 units and Hollybrooke III, 50 units (Mason District); Coralain Gardens, 105 units (Mason District); Sunset Park Apartments, 90 units (Mason District); Mount Vernon House, 130 units (Mount Vernon District); Madison Ridge, 216 units (Sully District); Crescent Apartments, 180 units (Hunter Mill District); and Wedgewood Apartments, 672 units (Mason District).

Bridging Affordability Program

Authorized as part of the FY 2011 Adopted Budget Plan and included in the Housing Blueprint, the "Bridging Affordability" Program is designed to provide funding for use as rental subsidies and as capital for the acquisition of additional affordable units to address the homelessness and waiting list goals of the Blueprint. This program is administered by a consortium of non-profit organizations. In June 2011, Fairfax County awarded a contract to Northern Virginia Family Service (NVFS), which is leading a collaborative of nine non-profit organizations. The collaborative includes NVFS, Alternative House, FACETS, Good Shepherd Housing and Family Services, New Hope Housing, Cornerstones Inc. (formerly Reston Interfaith), Shelter House, United Community Ministries and Volunteers of America Chesapeake. The collaborative is providing rental subsidies and an array of supportive services to program participants. In May 2013, Fairfax County awarded the NVFS collaborative a new contract to provide rental subsidies and supportive services. As of June 2015, a total of 443 households have been served through the Bridging Affordability Program and a total of 173 households have exited the program and moved on to permanent housing. The average income served in the program is $18,020, or approximately 17 percent of the Area Median Income (AMI) for a family of four. The Bridging Affordability Program is funded, subject to annual allocation, with program income from the County-owned Wedgewood Apartments property in Fund 30300, The Penny for Affordable Housing Fund.

First-Time Homebuyers Program and Moderate Income Direct Sales Program

This program offers new and resale homes at below market prices. These homes are built by private developers and are located throughout the County. HCD markets the homes and, in most cases, provides financing assistance to first-time homebuyers. In FY 2015, a total of 15 families purchased homes via the Fairfax County First-Time Homebuyers program. Through FY 2015, a total of 2,293 homes have been sold to first-time homebuyers as a result of these programs since 1992.

Homeownership Resource Center and Homebuyer Education

The Homeownership Resource Center, located on the first floor of the FCRHA headquarters building on Pender Drive, serves hundreds of people each month, providing information on homeownership, homeownership education, one-on-one and group counseling sessions, opportunities to meet with lenders, applicant briefings, and coordination of resources for current and prospective first-time homebuyers.

Through a partnership with the Virginia Housing and Development Authority (VHDA), local lenders and housing professionals, six-hour homeownership education classes were provided to potential Fairfax County homebuyers in FY 2015. Completion of the class qualifies graduates to participate in the First-Time Homebuyers Program and the ability to access below-market financing, down payment and closing

cost assistance. Classes have been offered in English, Spanish, Vietnamese, Korean, and American Sign Language.

In FY 2015, a total of 7,563 households were served through the Homeownership Resource Center, calls, emails, walk-up services and yearly housing fairs and events. Also, in FY 2015, 1,169 owner occupancy affidavits were mailed out to households in the First-Time Homebuyers Program and tracked to verify owner occupancy. In addition, staff will be recording notices for 97 Affordable Dwelling Units (ADUs) that entered the extended control period in FY 2015; and conducted regular compliance checks of the public records and continued monitoring with respect to refinancing and the potential for over-financing of properties in the First-Time Homebuyers Program.

Compliance Monitoring
Compliance monitoring is an ongoing activity which encompasses a variety of HCD programs. This activity includes monitoring of:

- 3,028 Fairfax County/FCRHA-owned Public Housing and Fairfax County Rental Program (FCRP) multifamily units, 38 residential studio units, 504 senior independent units and 112 beds of assisted living;

- Over 3,800 Housing Choice Vouchers.

- Over 1,500 properties sold through the First-Time Homebuyer Program (including "for-sale" ADUs);

- Over 1,200 privately-owned and operated rental ADUs which are located in large multifamily apartment properties across the County; and

- A total of 316 Workforce Housing units that have been constructed as of June 2015, as well as an estimated 5,130 Workforce Housing units which have been committed to be built by private developers and are pending construction.

In addition, HCD monitors the use of federal funds received by Fairfax County and granted to a variety of agencies and organizations. These programs include the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME).

FCRHA Rental Housing Programs
This function includes properties owned by the FCRHA under the FCRP for households with modest means, as well as properties owned by limited partnerships affiliated with the FCRHA. In addition, it encompasses properties owned by the FCRHA and operated under the federal Public Housing Program and rental subsidies managed by the FCRHA and funded by the federal Housing Choice Voucher (HCV) Program for those with very low incomes. In FY 2015, the average income of households served in the FCRHA's major multifamily affordable rental housing and tenant subsidy programs, including the federal Public Housing and HCV programs, and the FCRP, was approximately $24,200, or 25 percent of the Area Median Income (AMI) for a family of three (the average household size in these programs). This meets the HUD definition of "extremely low income." A total of 17,690 individuals were housed in these programs in FY 2015. Because of its consistent status as a HUD "High Performer" for the HCV and Public Housing programs, the FCRHA was eligible to be designated as a "Moving to Work" agency.

In September 2010, HCD established the Partnership for Resident Opportunities, Growth, Resources and Economic Self Sufficiency (PROGRESS) Center. The Center is housed within HCD and staffed by existing

employees, each bringing a rich background and experience in HCD housing programs and human services. The Center is focused on Public Housing residents, participants in the HCV program, and the residents at FCRP properties such as Stonegate and Murraygate. The Center is a resource within HCD for staff addressing client issues that can range from job loss to behavior issues to residents in crisis. The PROGRESS Center is focusing on a number of critical areas of need, including employment and training opportunities, as well as services related to affordable health insurance, emergency medical intervention, adult protective services, mental health services, and physical and sensory disabilities.

Consistent with the FCRHA's MTW Initiative, HCD is reorganizing its Housing Application Center and process, to ensure the delivery of sensitive, pro-active customer service designed to achieve the goal of helping applicants find a home. HCD also established an Asset Management Division, utilizing existing staff and consolidating resources, to focus on the financial performance, physical condition, capital improvements and accountability of the FCRHA's affordable housing properties.

A Key Player in Fairfax County's Efforts to End Homelessness

The FCRHA and HCD play an essential role in Fairfax County's efforts to prevent and end homelessness, particularly for veterans. In FY 2015, a total of 107 formerly homeless households received permanent housing though FCRHA/HCD programs, including 10 homeless veterans who were housed with Veterans Affairs Supportive Housing (VASH) vouchers. The FCRHA currently administers a total of 80 VASH vouchers, including 17 new vouchers awarded to the FCRHA by HUD in December 2014.

FCRHA Development Activities

HCD, in conjunction with the FCRHA, facilitates the development of affordable housing by non-profit and for-profit developers through incentives and financing. HCD and FCRHA also build and own housing for low- and moderate-income families and individuals, as well as households with special needs. In addition, FCRHA partners with private investors, through limited partnerships, to develop and operate affordable housing. HCD currently utilizes the construction management resources of the Department of Public Works and Environmental Services (DPWES) for County-funded projects.

HCD and the FCRHA are actively engaged in a variety of development activities. An unsolicited proposal for the development of The Residences at North Hill Park site (Mount Vernon District) was submitted in FY 2012 by a private developer under the Virginia Public-Private Educational Facilities Infrastructure Act (PPEA). The proposal was submitted to be considered as an alternative approach to the originally planned 67 units of manufactured housing for the site. The unsolicited proposal was subsequently accepted and competing proposals were solicited in FY 2013. In March 2015, the FCRHA approved an interim agreement with a developer, who has proposed to construct approximately 473 units of affordable and market rate housing on a portion of the site. Staff and the developer are currently in negotiations with the goal of entering into a comprehensive agreement.

Construction of six units of permanent supportive housing at the Hanley Shelter campus in the Springfield District was completed in early 2015. The facility – known as "Kate's Place" – was constructed with the assistance of DPWES.

The Residences at the Government Center, a 270-unit affordable/workforce housing project to be constructed under the auspices of PPEA on the campus of the Fairfax County Government Center (Braddock District), received an award of 9 percent Low-Income Tax Credits from the VHDA in June 2014, and the FCRHA subsequently approved providing bond financing. Construction activities began in April 2015 and the first units are expected to be ready for leasing in October 2016.

Similarly, a solicited PPEA was issued for the renovation and expansion of the Lewinsville Senior Complex in the Dranesville District. In March 2015, the Board approved a Comprehensive Agreement with Wesley Hamel Lewinsville, LLC. Wesley Hamel subsequently applied for and was awarded federal Low-Income Housing Tax Credits for the residential portion of the development. The planned redevelopment of the 8.6 acre McLean property includes the demolition of the current facility and construction of two buildings which will provide: 1) approximately 82 units of "Independent Living" senior housing; 2) space for the Fairfax County Health Department's Adult Day Health Care facility; 3) two child day care centers; and 4) allow for the expansion of services of the existing Senior Center programs operated by the Department of Neighborhood and Community Services.

Active Adult Housing and Assisted Living

This activity provides 504 affordable active adult rental apartments in Fairfax, Herndon, Springfield, Lincolnia, McLean, and the Mount Vernon/Gum Springs areas of Fairfax County, including the 90-unit Olley Glen facility. In addition, this activity provides 112 beds of assisted living at Braddock Glen in Fairfax (Braddock District) and at the Lincolnia Senior Center and Residence in Alexandria (Mason District). The FCRHA approved the financing plan for the renovation of the Lincolnia facility in June 2013, and the Board subsequently acted to approve the financing plan in October 2013. Subsequent to these actions, bonds in an amount of $11.6 million were sold through the Virginia Resources Authority's Virginia Pooled Financing Program. The renovation of the Lincolnia property is currently in progress.

Relocation Services and Monitoring

This program provides technical assistance and monitoring for preservation initiatives. This activity also includes relocation services for all federally-funded projects throughout the agency. In FY 2015, staff conducted relocation reviews of 43 projects for compliance with the federal Uniform Relocation Act and the Fairfax County Voluntary Relocation Assistance Guidelines.

Relocation Advisory Services for Condominium Conversion

These services provide technical assistance to developers under both the Fairfax County Relocation Guidelines and Fairfax County Code for projects where there is substantial rehabilitation and condominium conversion. Technical assistance under the federally mandated Uniform Relocation Act is provided if federal funds are involved in the project.

Affordable/Workforce Housing

The Board of Supervisors created a Workforce Housing Program through amendments to the Fairfax County Comprehensive Plan and Zoning Ordinance, and the adoption of a new Board policy. The Workforce Housing Program, based on the recommendations of the Board-appointed High-Rise Affordability Panel, is a proffer-based incentive system to encourage developers to provide workforce housing in the County's mixed-use development centers. The Board's action sets forth the expectation that 12 percent of all new residential units will be affordable to a range of moderate-incomes up to 120 percent of the AMI. Through FY 2015, a total of 5,130 Workforce Dwelling Units have been committed by private developers in rezoning actions approved by the Board of Supervisors and are pending construction. A total of 316 rental workforce units have been constructed through FY 2015.

Neighborhood Preservation:

Home Repair for the Elderly
This activity provides a crew to assist qualified elderly and disabled homeowners in making minor repairs at no charge. The Home Repair for the Elderly Program completed 144 cases and served 111 households in FY 2015.

Capital Formation and Capacity Building:

Impact of Federal Budget "Sequestration"
In August 2011, Congress passed the Budget Control Act of 2011, which provided for reductions in discretionary spending in Federal Fiscal Year 2013. These reductions, known generally as "sequestration", went into effect on March 1, 2013 and impacted all of the federal funding received by the FCRHA from HUD, including the HCV and Public Housing programs.

The FCRHA took a number of immediate steps to begin addressing sequestration in the HCV program, including halting new leasing, and cancelling the award of new "project-based" vouchers to various non-profit partners. However, even with these steps, sequestration was estimated to cause a funding shortfall for the HCV program by the end of Calendar Year 2013. In response, the Board of Supervisors agreed to provide funding from its sequestration reserve to be used as a one-time, temporary resource to address the immediate crisis in the HCV program, in the absence of any potential "set-aside" funding from HUD, to prevent participating families from losing their subsidies. Ultimately, this funding was not accessed.

To ensure the sustainability of the HCV program in FY 2015 and beyond, the FCRHA approved additional steps, including but not limited to raising the tenant share of the rent in both HCV and the Public Housing program. The FCRHA secured HUD approval under the FCRHA's MTW authority for these measures. These steps coupled with improved federal funding levels allowed the FCRHA to begin new leasing again in the HCV program in 2014.

Funding Opportunities
This activity focuses on identifying and applying for available funding opportunities to leverage and supplement County funds for projects and programs. It includes federal entitlement grants such as CDBG and HOME grants and loans, as well as private financing.

Partnering
This activity links the FCRHA financing abilities with those of the private sector (non-profit and for-profit) to generate additional financial resources. Non-profit corporations or limited liability corporations (LLC) formed by the FCRHA partner with private investors and benefit from Federal Low Income Housing Tax Credits to fund FCRHA affordable housing for families and seniors. In addition, the FCRHA issues revenue bonds to raise funds from private investors to fund affordable housing and community facilities.

Consolidated Plan/Consolidated Community Funding Advisory Committee (CCFAC)
HCD provides leadership in developing and implementing the County's annual Consolidated Plan in conjunction with the CCFAC, a citizen committee. The Consolidated Plan is the required annual application for several entitlement grants to the County from HUD, which provided approximately $6.7 million for local housing and community development programs in FY 2016. In FY 2016, HCD staff facilitated the development of the HUD-required Consolidated Plan – One Year Action Plan for FY 2017.

Human Services
This activity provides resources to the County's non-profit partners through the Consolidated Community Funding Pool (CCFP) for critical human services such as youth programs, housing support services, and services targeted toward the County's immigrant population. A significant portion of the funding comes from CDBG, administered by HCD, which also supports CCFP planning and administers contract awards.

Affordable Housing Service Area

Goal
To implement the Board of Supervisors' Affordable Housing Goal that "opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means." This goal will be achieved through providing affordable housing preservation and development, technical assistance, and financing services in conjunction with the FCRHA and both for- and non-profit community partners; managing and maintaining quality affordable rental housing; administering rental housing subsidies in accordance with federal regulations and local policies; and providing homeownership opportunities to eligible households.

Key Performance Measures

Affordable Housing Preservation

Objectives
- To preserve 2,957 units of affordable housing by the end of fiscal year 2017 and to leverage every $1 in local funds invested in preservation with $3 in non-County resources.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2013 Actual	FY 2014 Actual	FY 2015 Estimate/Actual	FY 2016	FY 2017
Output:					
Number of affordable housing units preserved	168	63	100/56	100	100
Efficiency:					
Amount of General County funds per affordable housing unit preserved	$15,991	$40,236	$40,000/$0	$40,000	$40,000
Service Quality:					
Amount of funds leveraged per $1 of County funds for units preserved	$9	$1	$3/NA	$3	$3
Outcome:					
Cumulative number of affordable units preserved since April 2004	2,638	2,701	2,801/2,757	2,857	2,957

Performance Measurement Results
In FY 2015, a total of 56 affordable units were preserved via FCRHA financing using federal funds, falling short of the target of 100 units primarily due to fewer than anticipated opportunities to preserve multi-family properties emerging in the market in FY 2015. While 56 affordable units were preserved in FY 2015, no County funds were expended in the preservation of those units. Instead, $5.8 million in non-County funds were utilized, resulting in the measures for amount of General County funds expended per

affordable housing unit preserved and amount of funds leveraged per $1 of County funds for units preserved, being $0 and not applicable, respectively.

Public Housing

Objectives

- To maintain an occupancy rate of 95 percent or better in Public Housing.

Indicator	Prior Year Actuals FY 2013 Actual	FY 2014 Actual	FY 2015 Estimate/Actual	Current Estimate FY 2016	Future Estimate FY 2017
Output:					
Clients housed	2,789	2,701	2,780/2,637	2,780	2,780
Number of New Households Served	84	60	85/76	85	85
Efficiency:					
Average income served as percentage of Area Median Income	23%	23%	30%/22%	30%	30%
Service Quality:					
Percent on-time re-certifications	100%	100%	95%/100%	95%	95%
Percent on-time inspections	100%	100%	95%/100%	95%	95%
Outcome:					
Occupancy Rate	99%	98%	95%/95%	95%	95%

Performance Measurement Results

In FY 2015, the Public Housing program continued to provide high quality housing to over 2,600 Fairfax County residents and maintained a high occupancy rate of 95 percent at the properties. The decrease in clients housed and occupancy rate from FY 2014 is most likely due to an aging population and fewer families with children entering the program. Additionally, the homeless preference comprises a significant number of annual lease-ups, which also coincides with a smaller household size being served. In addition, HCD had some units off-line for the purpose of making them accessible to individuals with disabilities. Seventy-six new households were served during FY 2015, which was also lower than the estimate of 85, as turnover was not as high as expected. Nonetheless, the program continues to meet its mission. The average household income served by the Public Housing program in FY 2015 was $21,363, or 22 percent of the Area Median Income for a family of three (meets HUD definition of "extremely low-income").

Fairfax County Rental Program (FCRP)

Objectives

- To maintain an overall occupancy rate of 95 percent or higher for FCRP multi-family properties.

Indicator	Prior Year Actuals FY 2013 Actual	FY 2014 Actual	FY 2015 Estimate/Actual	Current Estimate FY 2016	Future Estimate FY 2017
Output:					
Individuals housed	5,722	5,702	5,600/5,725	5,725	5,725
Number of units in program [1]	2,063	2,099	2,099/2,138	2,138	2,138
Efficiency:					
Average income served as a percentage of Area Median Income	38%	42%	40%/37%	40%	40%
Service Quality:					
Percent on-time re-certifications[2]	100%	100%	95%/100%	95%	95%
Outcome:					
Occupancy rate	99%	99%	95%/97%	95%	95%

(1) Includes all FCRP multifamily units, the Woodley Hills mobile home park and the Coan Pond working singles residences; does not include senior housing properties and certain special needs programs.

(2) Measure includes all FCRHA-managed FCRP multifamily rental properties, excluding active senior properties.

Performance Measurement Results

In FY 2015, there were 2,138 housing units for families and singles in the program and 5,725 individuals were housed. The occupancy rate was 96 percent, a slight decrease from FY 2014 due to the vacancies associated with the then-anticipated redevelopment of the Crescent Apartments. The average household income served was $36,801, or 37 percent of the Area Median Income for a family of three (meets HUD definition of "low-income"). One hundred percent of re-certifications of all FCRHA-managed FCRP multifamily rental properties, excluding active senior properties, were conducted on-time.

Housing Choice Voucher

Objectives

- To obtain a funding utilization rate of 98 percent or higher for the federal Housing Choice Voucher program.

Indicator	Prior Year Actuals FY 2013 Actual	FY 2014 Actual	FY 2015 Estimate/Actual	Current Estimate FY 2016	Future Estimate FY 2017
Output:					
Individuals housed	9,636	9,530	9,000/9,327	9,500	9,500
Efficiency:					
Average income served as a percentage of Area Median Income	19%	19%	30%/18%	30%	30%
Service Quality:					
Percent on-time inspections	100%	100%	95%/98%	95%	95%
Percent on-time re-certifications	100%	100%	95%/100%	95%	95%
Outcome:					
Voucher funding utilization rate	103%	102%	98%/98%	98%	98%

Performance Measurement Results

The FCRHA's federal HCV program housed over 9,300 individuals in FY 2015. The average household income served was $17,739, or approximately 18 percent of the Area Median Income for a family of three (meets HUD definition of "extremely low-income"). The targets for voucher funding utilization rate, percent of on-time inspections, and percent of on-time re-certifications were all met.

Elderly Housing Programs

Objectives

- To maintain an Assisted Living occupancy rate of 98 percent or higher and accurately track the cost of two subsidized Assisted Living facilities that contain a total of 112 beds.

- To maintain an Independent Living occupancy rate of 98 percent or higher and maintain a customer satisfaction rating of 98 percent.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2013 Actual	FY 2014 Actual	FY 2015 Estimate/Actual	FY 2016	FY 2017
Output:					
Assisted Living clients housed[1]	102	102	98/99	106	110
Independent Living individuals housed[2]	502	500	490/498	502	480
Efficiency:					
Assisted Living cost per client[3]	$30,419	$34,916	$36,000/$35,854	$36,000	$37,000
Independent Living cost per client[4]	$11,632	$11,046	$14,000/$9,395	$11,000	$11,000
Service Quality:					
Assisted Living occupancy rate	91%	91%	88%/88%	95%	98%
Independent Living occupancy rate	99%	99%	95%/97%	95%	98%
Outcome:					
Assisted Living overall customer satisfaction rating	100%	99%	90%/94%	95%	96%
Independent Living overall customer satisfaction rating	96%	98%	92%/100%	92%	98%

(1) Refers to the number of beds in use in a month.

(2) Refers to highest monthly number of households served in all senior independent living units, including those managed by the FCRHA and properties managed by third-party firms under contract with the FCRHA. The number of units of senior independent living housing in the Fairfax County Rental Program decreases by 22 in spring 2016 due to the redevelopment of the Lewinsville Senior Campus. These units will be replaced by 82 privately owned and operated affordable senior residences.

(3) Includes all operating costs except major capital expenditures.

(4) Methodology for calculation changed for FY 2015 and beyond to reflect a weighted average.

Performance Measurement Results

Elderly Housing – Assisted Living

In FY 2015, a total of 99 individuals were housed at two assisted living developments with 112 beds/units (Braddock Glen and the Lincolnia Senior Center and Residence) achieving an 88 percent occupancy rate with 94 percent satisfaction. The Assisted Living cost per client was lower than the target and occupancy rate met the target, while customer satisfaction rating exceeded the target but declined slightly from FY 2014 primarily due to the ongoing renovations to the Lincolnia Senior Housing Campus (Mason District). Future estimates have been adjusted to reflect this ongoing renovation work.

Elderly Housing – Independent Living

In FY 2015, a total of 498 individuals were housed, and the cost per client was $9,395. The number of individuals housed and the occupancy rate declined slightly from FY 2014 due to attrition associated with

the ongoing renovations to the Lincolnia Senior Housing Campus (Mason District). Future estimates have been adjusted to reflect these renovations. The properties, including those managed by the FCRHA and those managed by third-party firms under contract with the FCRHA, achieved a 97 percent occupancy rate in FY 2015. The overall customer service satisfaction rating was 100 percent. Residents living off-site from the Lincolnia Senior Housing Campus were not included in the FY 2015 customer satisfaction survey since they were not living at the property at the time.

Homeownership

Objectives

- To obtain a Program Assessment rating of 95 percent or better on indicators addressing sales rate, foreclosures and rate of participation.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2013 Actual	FY 2014 Actual	FY 2015 Estimate/Actual	FY 2016	FY 2017
Output:					
First-time homebuyers	42	27	30/15	30	30
First-time homebuyer (FTHB) households participating in the program	NA	1,265	1,140/1,176	1,170	1,170
Number of families served through marketing and counseling efforts	NA	8,043	6,500/7,563	6,500	6,500
Efficiency:					
Cost per FTHB participant	NA	$236	$250/$277	$250	$250
Average income of new first-time homebuyers[1]	NA	$54,183	$55,000/$49,122	$55,000	$55,000
Service Quality:					
Participant satisfaction survey scores	95%	97%	95%/100%	95%	95%
Outcome:					
Assessment rating	96%	98%	95%/100%	95%	95%

(1) Average household size of new FTHB participants is three.

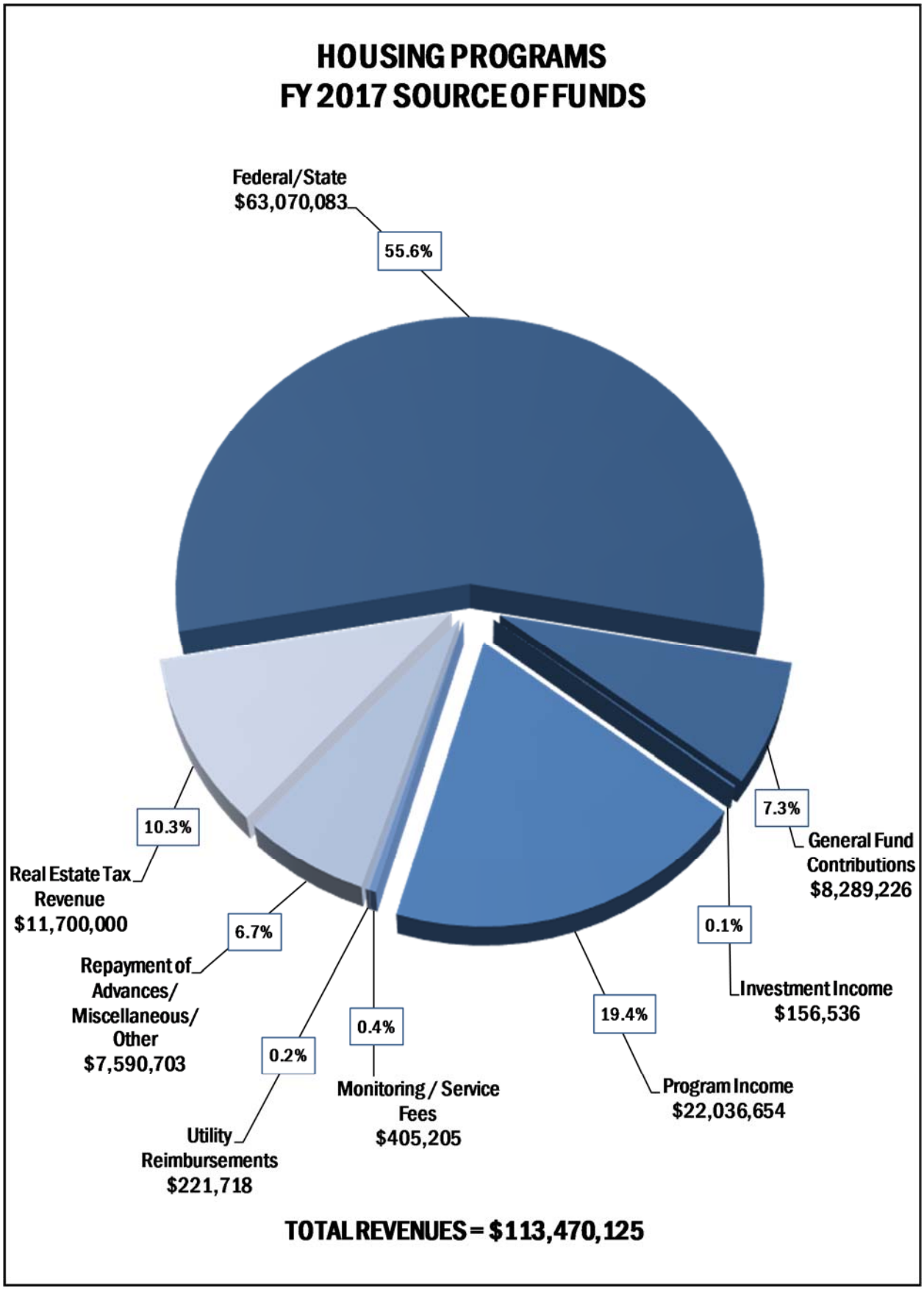
Performance Measurement Results

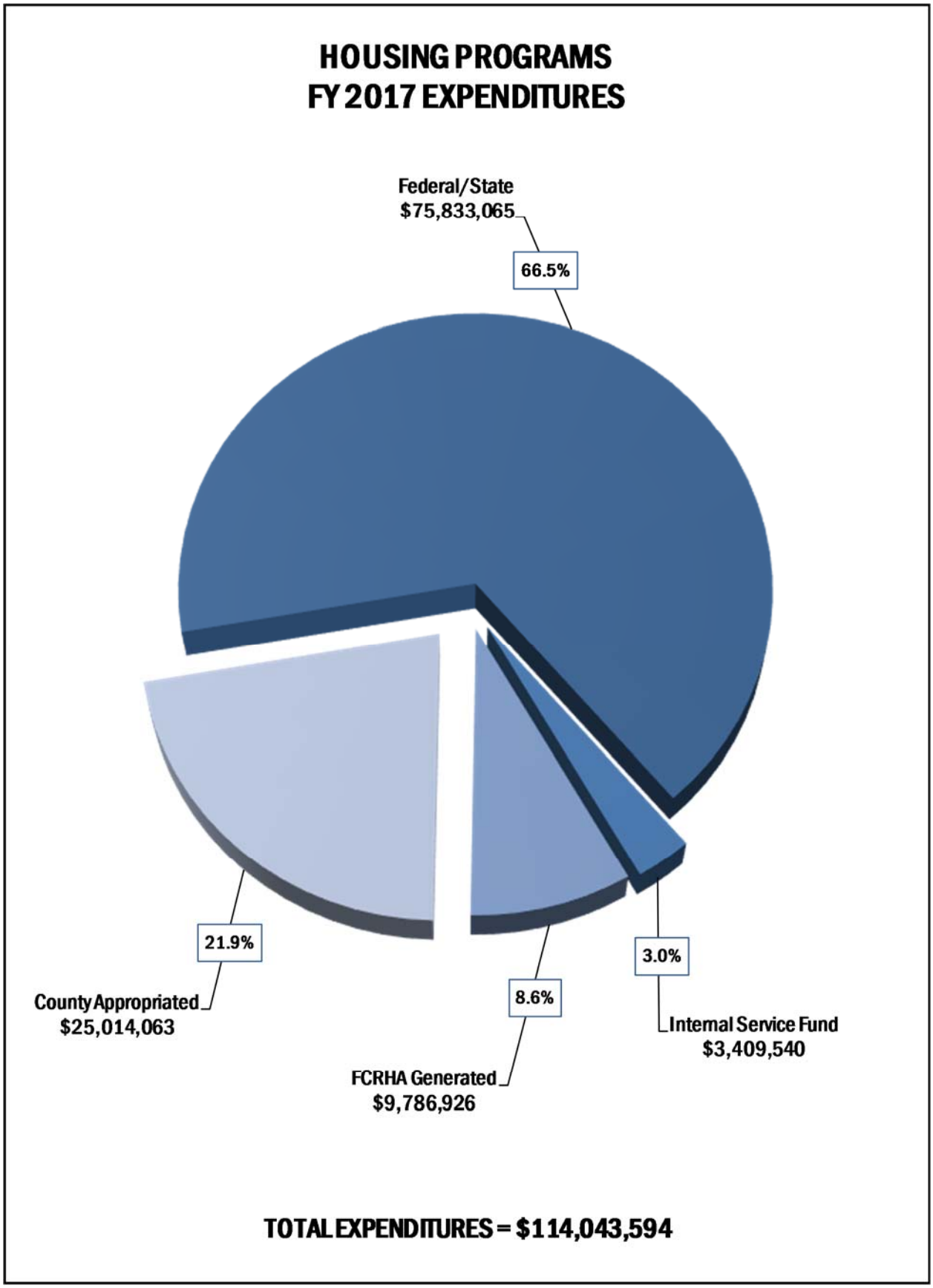
The number of new and resale units varies from year to year, due to a variety of external factors such as real estate market conditions and the economy. The pace of real estate development in the County determines the timing of the production of affordable dwelling units (ADUs) within new residential developments. In FY 2015, 15 first-time homebuyers achieved homeownership utilizing HCD programs. The number of first-time homebuyers decreased largely due to the number of new ADUs produced in the market was lower than usual; the 15 first-time homebuyers were mainly purchasing re-sale ADUs. The service delivery satisfaction rate and program assessment rating were 100 percent, exceeding both targets.

CONSOLIDATED FUND STATEMENT

	FY 2015 Actual	FY 2016 Adopted Budget Plan	FY 2016 Revised Budget Plan	FY 2017 Advertised Budget Plan
Beginning Balance	$86,665,730	$42,597,450	$90,541,265	$42,549,358
Revenue:				
Federal/State	$63,414,032	$68,641,187	$73,325,135	$63,070,083
General Fund Contributions	7,669,263	8,152,038	8,254,767	8,289,226
Program Income	21,231,409	16,072,403	21,807,663	22,036,654
Investment Income	125,641	165,047	165,469	156,536
Monitoring/Service Fees	602,501	439,266	439,266	405,205
Utility Reimbursements	216,246	231,075	231,075	221,718
Repayment of Advances	5,000	5,000	5,000	1,616
Proffered Contributions	868,891	0	0	0
Real Estate Tax Revenue	10,930,000	11,300,000	11,300,000	11,700,000
Miscellaneous/Other	13,089,705	12,525,235	13,070,950	7,589,087
Total Revenue[1]	$118,152,688	$117,531,251	$128,599,325	$113,470,125
Total Available	$204,818,418	$160,128,701	$219,140,590	$156,019,483
Expenditures:				
Personnel Services	$15,739,145	$18,526,933	$18,722,390	$18,955,888
Operating Expenses	73,200,590	75,544,409	79,975,189	76,041,842
Capital Equipment	0	0	0	0
Grant Projects	8,301,858	6,709,494	14,382,720	6,305,756
Capital Projects	17,035,560	16,639,566	63,510,933	12,740,108
Total Expenditures[1]	$114,277,153	$117,420,402	$176,591,232	$114,043,594
Total Disbursements	$114,277,153	$117,420,402	$176,591,232	$114,043,594
Ending Balance	$90,541,265	$42,708,299	$42,549,358	$41,975,889

[1] Designations are based on fund category, for example, Fund 30300, The Penny for Affordable Housing Fund is included in Capital Projects although some funding is used to support Operating Expenses. Fund 81060, FCRHA Internal Service Fund, was included as a separate housing fund beginning in FY 1998. Revenues and expenditures for this fund are included in the Consolidated Fund Statement, but do not increase total funding available to the agency. As such, this funding is netted out of the Program Area Summary by Fund.


HOUSING PROGRAMS
FY 2017 SOURCE OF FUNDS
Federal/State
$63,070,083
55.6%
7.3%
General Fund
Contributions
$8,289,226
0.1%
Investment Income
$156,536
19.4%
Program Income
$22,036,654
0.4%
Monitoring / Service
Fees
$405,205
0.2%
Utility
Reimbursements
$221,718
6.7%
Repayment of
Advances/
Miscellaneous/
Other
$7,590,703
10.3%
Real Estate Tax
Revenue
$11,700,000
TOTAL REVENUES = $113,470,125


HOUSING PROGRAMS
FY 2017 EXPENDITURES
Federal/State
$75,833,065
66.5%
21.9%
County Appropriated
$25,014,063
8.6%
FCRHA Generated
$9,786,926
3.0%
Internal Service Fund
$3,409,540
TOTAL EXPENDITURES = $114,043,594

Budget and Staff Resources

Program Area Summary by Fund

Category	FY 2015 Actual	FY 2016 Adopted Budget Plan	FY 2016 Revised Budget Plan	FY 2017 Advertised Budget Plan
FUNDING				
County Appropriated Funds				
Operating:				
Department of Housing and Community Development	$5,799,580	$6,255,389	$6,358,118	$6,366,067
40330 Elderly Housing Programs	3,476,940	3,466,689	3,962,522	3,580,904
40360 Homeowner and Business Loan Programs	2,063,402	2,333,715	3,386,229	2,331,087
Total Operating Expenditures	$11,339,922	$12,055,793	$13,706,869	$12,278,058
Capital:				
30300 The Penny for Affordable Housing Fund	$12,686,145	$16,033,900	$45,979,463	$12,251,850
30310 Housing Assistance Program	111,008	0	6,587,519	0
40300 Housing Trust Fund	1,795,727	580,391	5,699,583	484,155
Total Capital Expenditures	$14,592,880	$16,614,291	$58,266,565	$12,736,005
Total County Appropriated Fund Expenditures	$25,932,802	$28,670,084	$71,973,434	$25,014,063
Federal/State Support:				
50800 Community Development Block Grant	$5,722,326	$5,128,616	$10,351,331	$4,873,926
50810 HOME Investment Partnerships Program	2,323,088	1,580,878	3,773,138	1,431,830
81500 Housing Grants	256,444	0	258,251	0
81510 Housing Choice Voucher Program	55,951,338	57,806,807	59,602,490	59,164,967
81520 Public Housing Projects Under Management	9,436,149	10,544,111	11,047,733	10,362,342
81530 Public Housing Projects Under Modernization	1,914,711	0	2,829,351	0
Total Federal/State Support	$75,604,056	$75,060,412	$87,862,294	$75,833,065

Housing and Community Development Program Overview

Program Area Summary by Fund

Category	FY 2015 Actual	FY 2016 Adopted Budget Plan	FY 2016 Revised Budget Plan	FY 2017 Advertised Budget Plan
FCRHA Generated Funds:				
81000 FCRHA General Operating	$2,855,662	$3,069,930	$3,160,631	$3,515,829
81020 Non-County Appropriated Rehabilitation Loan	0	0	0	0
81030 FCRHA Revolving Development	265,969	0	431,760	0
81050 FCRHA Private Financing	262,000	25,275	1,983,257	4,103
81060 FCRHA Internal Service	3,356,064	3,723,351	3,972,500	3,409,540
81100 Fairfax County Rental Program	4,284,216	4,703,892	4,880,252	4,522,291
81200 Housing Partnerships	1,716,384	2,167,458	2,327,104	1,744,703
Subtotal, FCRHA Funds	$12,740,295	$13,689,906	$16,755,504	$13,196,466
Less:				
81060 FCRHA Internal Service	($3,356,064)	($3,723,351)	($3,972,500)	($3,409,540)
Total, FCRHA Funds	$9,384,231	$9,966,555	$12,783,004	$9,786,926
Total, All Sources	$114,277,153	$117,420,402	$176,591,232	$114,043,594
Less:				
81060 FCRHA Internal Service	($3,356,064)	($3,723,351)	($3,972,500)	($3,409,540)
NET TOTAL, ALL SOURCES	$110,921,089	$113,697,051	$172,618,732	$110,634,054
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	115 / 115	114 / 114	114 / 114	114 / 114
Grant	118 / 118	118 / 118	112 / 112	112 / 112
Total Positions	233 / 233	232 / 232	226 / 226	226 / 226

Note: Fund 50800, Community Development Block Grant (CDBG), and Fund 50810, HOME Investment Partnerships Program (HOME), are federally-supported County Appropriated funds and have been reflected under the Federal/State Support Category. While the Board of Supervisors appropriates funding in these funds by project, the source of revenue is the federal government. The FY 2017 preliminary estimated federal funding for CDBG is $4,873,926 and for HOME is $1,431,830, and is based on the actual FY 2016 award. Preliminary estimates from HUD indicate there likely will be revisions from the FY 2016 funding award amount for FY 2017, and necessary project adjustments will be made as part of the *FY 2016 Carryover Review*.

Housing and Community Development Program Overview

ORGANIZATIONAL MANAGEMENT & DEVELOPMENT

General Fund:

1	Director
1	Deputy Director
1	HCD Division Director
1	Finance Manager
1	Financial Specialist IV
1	Contract Analyst III
2	Accountants II
1	Accountant I
1	Housing/Community Developer IV
1	Info. Tech. Program Manager I
1	Network/Telecom. Analyst III
2	Network/Telecom. Analysts II
1	Information Officer III
6	Administrative Assistants IV
1	Administrative Assistant III
1	Human Resources Generalist II

FCRHA:

1	HCD Division Director
1	Housing/Community Developer IV
2	Financial Specialists IV
1	Financial Specialist III
2	Accountants II
1	Information Officer II
1	Planning Tech II
1	Administrative Assistant V
1	Administrative Assistant III
2	Administrative Assistants II

RENTAL HOUSING PROPERTY MANAGEMENT

General Fund:

3	HCD Division Directors
1	Housing Services Specialist V
1	Material Management Supervisor
1	Housing/Community Developer V
2	Housing/Community Developers II
1	Management Analyst III
2	Administrative Assistants IV
1	Administrative Assistant III

Elderly Housing Programs:

1	Director of Senior Housing
1	Chief Building Maintenance Section
1	Trades Supervisor
1	Housing Services Specialist III
1	Housing Services Specialist II
1	Housing Services Specialist I
1	Electrician II
1	General Building Maintenance Worker I
3	Facility Attendants II
1	Maintenance Trade Helper II

FCRHA:

2	Housing Services Specialists IV
1	Housing/Community Developer III
1	Administrative Assistant III
1	Administrative Assistant II

RENTAL HOUSING PROPERTY MANAGEMENT

FCRP:

1	Housing/Community Developer V
1	Housing/Community Developer IV
1	Housing/Community Developer II
1	Housing Services Specialist IV
2	Housing Services Specialists II
1	Housing Services Specialist I
1	Assistant Supervisor Facilities Support
1	Chief Building Maintenance Section
1	Electrician II
1	Plumber II
1	Engineering Technician II
1	Material Management Specialist III
3	General Building Maintenance Workers II
2	General Building Maintenance Workers I
1	Administrative Assistant V
1	Administrative Assistant IV
1	Administrative Assistant II
2	Human Services Assistants

Housing Partnerships:

1	HCD Division Director
2	Housing Services Specialists II
1	Housing Services Specialist I
1	HVAC II
2	General Building Maintenance Workers II
1	Plumber I

Public Housing Management:

1	Housing/Community Developer V
3	Housing Services Specialists V
3	Housing Services Specialists III
11	Housing Services Specialists II
2	Housing Services Specialists I
1	Financial Specialist IV
1	Financial Specialist III
1	Management Analyst I
1	Human Services Coordinator II
2	Administrative Assistants IV
2	Administrative Assistants III
1	Chief Building Maintenance Section
2	Plumbers II
4	HVACs I
6	General Building Maintenance Workers II
4	General Building Maintenance Workers I
1	Locksmith II

Public Housing Modernization:

1	Housing/Community Developer III
1	Housing Services Specialist IV

HOMEOWNERSHIP PROGRAM

CDBG:

1	Housing Services Specialist IV
3	Housing/Community Developers II
1	Administrative Assistant IV

FCRHA:

1	HCD Division Director
1	Housing/Community Developer V
2	Housing/Community Developers III

COMMUNITY / NEIGHBORHOOD IMPROVEMENT

General Fund:

1	Deputy Director
1	HCD Division Director
1	Real Estate/Grant Manager
1	Finance Manager
3	Housing/Community Developers IV
1	Administrative Assistant IV

CDBG:

1	HCD Division Director
2	Housing/Community Developers V
4	Housing/Community Developers IV
1	Accountant III
1	Administrative Assistant IV
1	Senior Maintenance Supervisor
2	General Building Maintenance Workers I

FCRHA:

1	Housing/Community Developer V
1	Housing/Community Developer IV

AFFORDABLE HOUSING FINANCE

General Fund:

1	Housing/Community Developer II

FCRHA:

1	Housing/Community Developer IV
1	Housing Services Specialist IV

AFFORDABLE RENTAL HOUSING SUBSIDIES

Housing Choice Voucher:

3	Housing Services Specialists V
1	Housing Services Specialist IV
5	Housing Services Specialists III
24	Housing Services Specialists II
1	Accountant II
1	Accountant I
1	Fraud Investigator
2	Administrative Assistants IV
2	Administrative Assistants III
1	Administrative Assistant II

GRANTS MANAGEMENT

HOME:

1	Housing/Community Developer IV
1	Housing Services Specialist II

FCRHA:

1	Housing/Community Developer IV
1	Housing/Community Developer III

Housing Grants:

1	Housing/Community Developer III
1	Housing Services Specialist III
1	Housing Services Specialist II

TOTAL POSITIONS

114 Regular Positions / 114.0 Regular FTE

112 Grant Positions / 112.0 Grant FTE in Funds 50800, 50810, 81500, 81510, 81520, and 81530

Housing Fund Structure

In many cases HCD service areas span multiple elements of the fund structure which follows. For example, the General Fund and the FCRHA Operating staff support most of the activities of the Department.

- County General Fund
  - Fund 10001, General Operating
    This fund supports positions in Agency 38, HCD, and provides limited support for expenses such as administrative and maintenance staff costs, as well as a portion of condominium fees for certain FCRHA-owned units, limited partnership real estate taxes, and building maintenance.

- FCRHA General Operating
  - Fund 81000, FCRHA General Operating
    This fund includes all FCRHA revenues generated by rental income, financing fees earned from issuance of bonds, monitoring and service fees charged to developers, investment income, project reimbursements, consultant fees, ground rents on land leased to developers and office space leased to County agencies. Revenues support operating expenses for the administration of the private activity bonds, Home Improvement Loan Program (HILP) loan processing staff and other administrative costs, which crosscut all programs and activities managed by the FCRHA.

- Capital Projects
  - Fund 30300, The Penny for Affordable Housing Fund
  - Fund 30310, Housing Assistance Program
    These funds provide County support for both affordable housing and limited community revitalization capital projects. Fund 30300, The Penny for Affordable Housing Fund, is designed to provide funds to quickly and significantly impact the availability of affordable housing in the County within established criteria. In FY 2011, HCD established the Bridging Affordability program. It was conceived during the development of the Housing Blueprint, and was intended to provide local rental subsidies to individuals and families experiencing homelessness and households currently on Fairfax County's affordable housing waiting lists, including persons with special needs, including those with disabilities. Consistent with the Board's direction in the Housing Blueprint, the Bridging Affordability Program is administered by HCD with specific grants made to one or more of the County's non-profit partners. HCD will continue to provide program compliance, inspect units and administer the contracts with the non-profit partners. A portion of the operations revenue at the County-owned Wedgewood property are used to fund the program, including two merit positions that support the program. Fund 30310, Housing Assistance Program, supports countywide residential improvement and repair projects, including staff resources, marketing, consultant services and capitalized projects.

- Special Revenue Funds
  - Fund 40300, Housing Trust Fund
  - Fund 40330, Elderly Housing Programs
  - Fund 40360, Homeowner and Business Loan Programs
  - Fund 50800, Community Development Block Grant (CDBG)
  - Fund 50810, HOME Investment Partnerships Program (HOME)
  - Fund 81020, Non-County Appropriated Rehabilitation Loan Program
    These funds include housing programs which have a variety of sources of revenue, including rental income, federal/state support, bank funds, or proffered contributions. Fund 40300 utilizes

proffered contributions from private developers, County contributions, and investment earnings to encourage the preservation, development, and redevelopment of affordable housing by the FCRHA, non-profit sponsors, and the private sector. Elderly Housing Programs in Fund 40330 provide for the operation of FCRHA-owned affordable housing for the low- and moderate-income elderly of the County. The Homeowner and Business Loan Programs in Fund 40360 support homeowner assistance, such as the Moderate Income Direct Sales Program, which aids homeowners in the purchase of homes, as well as a federal grant aimed at providing loans to small and minority businesses. The CDBG program in Fund 50800 is a federal grant that is used to conserve and upgrade neighborhoods through the provision of public facilities, support for community services and stimulation of development of low- and moderate-income housing. The HOME program in Fund 50810 is a federal grant program that supports provision of affordable housing through acquisition, rehabilitation, new construction, and tenant-based rental assistance. Fund 81020, Non-County Appropriated Rehabilitation Loan Fund, represents funds raised from private sources for the rehabilitation and upgrading of housing, and works in conjunction with County-appropriated funds in the CDBG and the Homeowner and Business Loan Program funds.

- FCRHA Development Support
  - Fund 81030, FCRHA Revolving Development
  - Fund 81050, FCRHA Private Financing

    Fund 81030 provides development support for proposed new FCRHA projects and provides temporary advances for architectural and engineering plans, studies, or fees for which federal, state, County, or private funds will reimburse the FCRHA at a later date. Funding capital improvement projects for existing FCRP units is also provided. Fund 81050, FCRHA Private Financing, is used to budget and report costs for two types of funds: those borrowed by the FCRHA from private lenders and other sources, and funds for FCRHA projects which are generated through the sale of FCRHA bonds.

- FCRHA Internal Service Fund
  - Fund 81060, FCRHA Internal Service Fund, was established in FY 1998 to charge for goods and services that are shared among several housing funds. These costs include items such as office supplies, telephones, postage, copying, insurance, and audits which have been budgeted and paid from one of the FCRHA's funds and then allocated to the other funds proportionate to their share of the costs. This fund also includes costs associated with the maintenance and operation of FCRHA housing development, such as service contracts for extermination, custodial work, elevator maintenance, and grounds maintenance. The fund allows one contract to be established for goods and services, as opposed to multiple contracts in various funds.

- Local Rental Housing Program
  - Fund 81100, Fairfax County Rental Program (FCRP)

    Fund 81100 covers the operation of housing developments that are owned or managed by the FCRHA, other than federally-assisted public housing and certain County-supported rental housing. This includes operating costs for the FCRP units, the Woodley Hills Estates manufactured housing development, and projects regulated by the VHDA, including group homes for the physically disabled and developmentally disabled. These latter units are owned and maintained by FCRHA; however, programs for the residents are administered by the Fairfax-Falls Church Community Services Board (CSB).

- Fund 81200, FCRHA Housing Partnerships
  Fund 81200 was established in FY 2002 to budget and account for revenue and expenditures related to the housing developments owned by partnerships between FCRHA and private investors. Financial records for these partnerships are maintained separately, outside the County financial systems, in order to meet accounting and reporting requirements, but are included in the consolidated audit. Positions and associated administrative costs supporting the Housing Partnership program are reflected in Fund 81200 and other FCRHA funds where activities crosscut housing programs.

- FCRHA Grant Fund
  - Fund 81500, Housing Grants, was established in FY 2000 to administer grants awarded to the FCRHA. The grants currently in this fund are awarded by HUD, based on competitive applications for funding, and provide for rent subsidies, counseling services, support services, operating expenses, and property improvements. HCD established the PROGRESS Center in FY 2011 to focus on a number of critical areas including employment and training opportunities and services related to affordable health insurance, emergency medical intervention, adult protective services, mental health services, and physical and sensory disabilities for program residents. The key to connecting FCRHA residents to these services and resources will be partnerships established with other County agencies. Such partnerships already exist but are in the process of being formalized. They include partnerships with the Northern Virginia Workforce Investment Board and its non-profit employment training and job placement arm—The SkillSource Group, Inc. and partnerships with sister County agencies including the Fairfax County Department of Family Services and the CSB. The federal Residential Opportunity Self Sufficiency (ROSS) Grant will be used to support this program.

- Federal Section 8 Rental Assistance
  - Fund 81510, Housing Choice Voucher (HCV) Program
    The HCV program is a federal housing rental assistance program for lower income families to assist them in leasing housing in the private marketplace. A portion of rent payments is provided by HUD, through HCD, and is calculated under various formulas, incorporating family income and the fair market rent for various types of housing in the Washington Metropolitan Area. The FCRHA administers the program, providing rental vouchers to eligible participants and rental subsidies to certain housing developments.

- Public Housing Program
  - Fund 81520, Public Housing Projects Under Management
  - Fund 81530, Public Housing Projects Under Modernization
    These funds represent the Federal Public Housing Program that supports the operation, modernization, or acquisition of rental housing to be owned and operated by local housing authorities such as the FCRHA. The Federal Public Housing Program had been divided into two separate components: projects in operation and modernization of existing Public Housing facilities. Under the program qualifications for Public Housing, units are leased to low-income tenants, and tenants pay no more than 35 percent of adjusted income toward dwelling rent or a minimum of $50 per month.