# Fund 40300: Housing Trust

## FUND STATEMENT

| Category | FY 2026 Estimate | FY 2026 Actual | Increase (Decrease) (Col. 2-1) | FY 2027 Adopted Budget Plan | FY 2027 Revised Budget Plan | Increase (Decrease) (Col. 5-4) |
|---|---|---|---|---|---|---|
| **Beginning Balance** | **$24,101,500** | **$24,101,500** | **$0** | **$1,839,784** | **$18,110,399** | **$16,270,615** |
| | | | | | | |
| **Revenue:** | | | | | | |
| Proffered Contributions | $0 | $429,928 | $429,928 | $0 | $0 | $0 |
| Investment Income | 477,624 | 458,040 | (19,584) | 534,083 | 534,083 | 0 |
| Miscellaneous Revenue | 1,120,045 | 1,884,562 | 764,517 | 1,119,745 | 1,119,745 | 0 |
| **Total Revenue** | **$1,597,669** | **$2,772,530** | **$1,174,861** | **$1,653,828** | **$1,653,828** | **$0** |
| **Total Available** | **$25,699,169** | **$26,874,030** | **$1,174,861** | **$3,493,612** | **$19,764,227** | **$16,270,615** |
| | | | | | | |
| **Expenditures:** | | | | | | |
| Capital Projects | $23,859,385 | $8,763,631 | ($15,095,754) | $1,653,828 | $16,419,581 | $14,765,753 |
| **Total Expenditures** | **$23,859,385** | **$8,763,631** | **($15,095,754)** | **$1,653,828** | **$16,419,581** | **$14,765,753** |
| **Total Disbursements** | **$23,859,385** | **$8,763,631** | **($15,095,754)** | **$1,653,828** | **$16,419,581** | **$14,765,753** |
| | | | | | | |
| **Ending Balance[1]** | **$1,839,784** | **$18,110,399** | **$16,270,615** | **$1,839,784** | **$3,344,646** | **$1,504,862** |
| Reserved Fund Balance[2] | $229,060 | $229,060 | $0 | $229,060 | $229,060 | $0 |
| **Unreserved Ending Balance** | **$1,610,724** | **$17,881,339** | **$16,270,615** | **$1,610,724** | **$3,115,586** | **$1,504,862** |

[1] 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.

[2] The Reserved Fund Balance reflects revenue receivable to the Housing Trust Fund for interest owed by Cornerstones Housing Corporation (formerly Reston Interfaith) on an equity lien held by the FCRHA.

## SUMMARY OF CAPITAL PROJECTS

| Project | Total Project Estimate | Prior Year Actual Expenditures | Current Year Adopted Budget | Adopted + Carryover + Out of Cycle | Adjustments to Carryover | Carryover Revised Budget |
|---|---|---|---|---|---|---|
| ADU Acquisitions (HF-000093) | $8,875,999 | $3,495.48 | $0.00 | $2,317,464 | $0 | $2,317,464 |
| Affordable Housing Investment (2H38-215-000) | 1,487,381 | 0.00 | 0.00 | 806,000 | 0 | 806,000 |
| Autumn Willow (HF-000157) | 250,000 | 12,630.69 | 0.00 | 92,768 | 0 | 92,768 |
| Dominion Square West (HF-000175) | 9,329,622 | 1,396,740.86 | 0.00 | 395,621 | 0 | 395,621 |
| Fair Ridge Family Shelter (HF-000195) | 425,595 | 7,314.93 | 0.00 | 0 | 0 | 0 |
| Feasibility and Site Work Studies (2H38-210-000) | 2,543,939 | 178,770.96 | 653,828.00 | 1,316,324 | 0 | 1,316,324 |
| Homeownership Program (2H38-220-000) | 11,095,516 | 508,068.15 | 1,000,000.00 | 2,387,775 | (759,928) | 1,627,847 |
| HP-HCD Proffer-Senior (Continuing Care) (HF-000186) | 1,321,837 | 0.00 | 0.00 | 1,270,337 | 51,500 | 1,321,837 |
| HP-HCD PROF-TYSONS CCF (HF-000197) | 724,002 | 0.00 | 0.00 | 724,002 | 0 | 724,002 |
| HP-Housing Proffer Contributions-General (HF-000082) | 1,943,851 | 1,274,459.00 | 0.00 | 290,965 | 378,427 | 669,392 |
| HP-Housing Proffer Contributions-Tysons (HF-000081) | 2,831,538 | 2,831,538.00 | 0.00 | 0 | 0 | 0 |
| Land/Unit Acquisition (2H38-066-000) | | 40,628.81 | 0.00 | 818,198 | 0 | 818,198 |
| North Hill/Woodley Hills Estate (HF-000159) | 1,512,612 | 5,087.50 | 0.00 | 166,365 | 0 | 166,365 |
| One University (2H38-237-000) | 158,641 | 3,426.50 | 0.00 | 155,215 | 0 | 155,215 |
| Rehabilitation of FCRHA Properties (2H38-068-000) | | 0.00 | 0.00 | 327,860 | 0 | 327,860 |
| Reservation/Emergencies and Opportunities (2H38-065-000) | | 0.00 | 0.00 | 365,652 | 0 | 365,652 |
| Residences at Govt Center (HF-000187) | 500,000 | 80,581.18 | 0.00 | 363,421 | 0 | 363,421 |
| Senior/Disabled Housing/Homeless (2H38-192-000) | 2,576,850 | 0.00 | 0.00 | 600,896 | 0 | 600,896 |
| SOMOS Project (HF-000182) | 1,637,613 | 1,269,612.59 | 0.00 | 368,000 | 0 | 368,000 |
| Stonegate Village Renovations (HF-000170) | 2,700,000 | 451,276.51 | 0.00 | 1,528,506 | 0 | 1,528,506 |
| Undesignated Housing Trust Fund (2H38-060-000) | | 700,000.00 | 0.00 | 2,454,214 | 0 | 2,454,214 |
| **Total** | **$49,914,996** | **$8,763,631.16** | **$1,653,828.00** | **$16,749,582** | **($330,001)** | **$16,419,581** |