

Fund 50810: HOME Investment Partnerships Program

Mission To provide affordable housing through acquisition, rehabilitation, new construction and tenant-based rental assistance.

Focus The HOME Investment Partnerships Program (HOME) was established as part of the Cranston-Gonzalez National Affordable Housing Act of 1990. HOME funds are allocated on an annual basis to eligible participating jurisdictions based on a formula. The HOME Program requires a 25 percent local match from the participating jurisdiction which can come from any Housing and Community Development project, regardless of funding source. In FY 2021, the County will have adequate matching funds from HOME-eligible projects to satisfy the requirement, and no additional local funds need to be allocated in order to meet this requirement.

Details for specific projects in Program Year 29 (FY 2021) have been approved by the Board of Supervisors (BOS) and submitted to the U.S. Department of Housing and Urban Development (HUD) as part of the Consolidated Plan One-Year Action Plan for FY 2021.

FY 2021 Initiatives In FY 2021, estimated funding of \$1,940,695, a decrease of \$162,349 or 7.7 percent from the FY 2020 Adopted Budget Plan amount of \$2,103,044, is included. Necessary adjustments to the estimate will be made as part of the *FY 2020 Carryover Review* after the final HUD award is received. FY 2021 funding will support Community Housing Development Organizations (CHDOs) and various other new and ongoing projects, including:

- A minimum 15 percent set-aside of \$291,105 mandated under HOME regulations from the County's total HOME allocation for eligible CHDOs, and a 10 percent set-aside of \$194,069 for administrative expenses (which includes the Fair Housing program) as permitted under HOME regulations will support CHDOs and Fairfax County Redevelopment and Housing Authority (FCRHA) organizational capacity.
- Upon approval of the final HUD award, it is anticipated that funding of \$628,430 will be available for the Tenant-Based Rental Assistance program (TBRA) and \$827,091 will be available for allocation to other projects outlined in the Consolidated Plan One-Year Action Plan for FY 2021.

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Budget and Staff Resources

| Category | FY 2019 Actual | FY 2020 Adopted | FY 2020 Revised | FY 2021 Advertised |
|--|--------------------|--------------------|--------------------|--------------------|
| FUNDING | | | | |
| Expenditures: | | | | |
| Housing Capital | \$0 | \$903,884 | \$632,857 | \$827,091 |
| Homeless/Special Needs | 711,015 | 673,399 | 1,774,493 | 628,430 |
| Community Housing Development Organizations | 1,358,087 | 315,457 | 2,336,921 | 291,105 |
| Administration | 240,818 | 210,304 | 224,655 | 194,069 |
| Total Expenditures | \$2,309,920 | \$2,103,044 | \$4,968,926 | \$1,940,695 |
| AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE) | | | | |
| Grant | 2 / 2 | 2 / 2 | 2 / 2 | 2 / 2 |

FY 2021 Funding Adjustments

The following funding adjustments from the FY 2020 Adopted Budget Plan are necessary to support the FY 2021 program:

Employee Compensation **\$0**

It should be noted that no funding is included for a 2.06 percent market rate adjustment (MRA) or performance-based and longevity increases for non-uniformed merit employees in FY 2021, as the fund will absorb the impact within the existing award authorization.

U.S. Department of Housing and Urban Development (HUD) Award **(\$162,349)**

A decrease of \$162,349 is associated with the FY 2020 HUD award that was used to project expenditures in FY 2021.

Changes to FY 2020 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2020 Revised Budget Plan since passage of the FY 2020 Adopted Budget Plan. Included are all adjustments made as part of the FY 2019 Carryover Review, and all other approved changes through December 31, 2019.

Carryover Adjustments **\$2,865,882**

As part of the FY 2019 Carryover Review, the Board of Supervisors approved funding of \$2,865,882 due to the carryover of unexpended grant balances of \$2,657,804 and the appropriation of \$370,427 in program income received in FY 2019, partially offset by a decrease of \$162,349 in the amended HUD award.

Position Detail

The FY 2021 Advertised Budget Plan includes the following positions:

| HOME INVESTMENT PARTNERSHIPS PROGRAM – 2 Positions | | | |
|--|--------------------------------|---|--------------------------------|
| Grants Management | | | |
| 1 | Housing/Community Developer IV | 1 | Housing Services Specialist II |

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

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FUND STATEMENT

| Category | FY 2019 Actual | FY 2020 Adopted Budget Plan | FY 2020 Revised Budget Plan | FY 2021 Advertised Budget Plan |
|----------------------------|--------------------|-----------------------------------|-----------------------------------|--------------------------------------|
| Beginning Balance | \$815,699 | \$0 | \$12,818 | \$0 |
| Revenue: | | | | |
| HOME Grant Funds | \$1,136,612 | \$2,103,044 | \$4,956,108 | \$1,940,695 |
| HOME Program Income | 370,427 | 0 | 0 | 0 |
| Total Revenue | \$1,507,039 | \$2,103,044 | \$4,956,108 | \$1,940,695 |
| Total Available | \$2,322,738 | \$2,103,044 | \$4,968,926 | \$1,940,695 |
| Expenditures: | | | | |
| HOME Projects | \$2,309,920 | \$2,103,044 | \$4,968,926 | \$1,940,695 |
| Total Expenditures | \$2,309,920 | \$2,103,044 | \$4,968,926 | \$1,940,695 |
| Total Disbursements | \$2,309,920 | \$2,103,044 | \$4,968,926 | \$1,940,695 |
| Ending Balance | \$12,818 | \$0 | \$0 | \$0 |

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SUMMARY OF GRANT FUNDING

| Grant # | Description | FY 2019 Actual Expenditures | FY 2020 Revised Budget | FY 2021 Advertised Budget Plan |
|--------------|---|-----------------------------------|------------------------------|--------------------------------------|
| 1380025 | Fair Housing Program | 26,762.21 | 40,535.79 | 33,649 |
| 1380027 | Rehabilitation of FCRHA Properties | 0.00 | 632,857.33 | 0 |
| 1380048 | Cornerstones (formerly Reston Interfaith) | 0.00 | 387.35 | 0 |
| 1380049 | CHDO Undesignated | 315,457.00 | 291,105.00 | 291,105 |
| 1380050 | Tenant-Based Rental Assistance | 578,973.75 | 980,911.88 | 628,430 |
| 1380051 | Development Costs | 0.00 | 0.00 | 827,091 |
| 1380052 | Administration | 214,055.63 | 184,118.50 | 160,420 |
| 1380082 | Special Needs Housing | 132,041.00 | 793,581.54 | 0 |
| 1380092 | Affordable Housing RFP | 1,042,630.00 | 2,045,428.58 | 0 |
| Total | | \$2,309,919.59 | \$4,968,925.97 | \$1,940,695 |