

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 2023, 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 31 (FY 2023) 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 One-Year Action Plan for FY 2023.

FY 2023 Initiatives

In FY 2023, estimated funding of \$2,175,471, an increase of \$33,617 or 1.6 percent over the FY 2022 Adopted Budget Plan amount of \$2,141,854, is included. Necessary adjustments to the estimate will be made as part of the FY 2022 Carryover Review after the final HUD award is received. FY 2023 funding will support Community Housing Development Organizations (CHDOs) and various other new and ongoing projects, including:

- A minimum 15 percent set-aside of \$326,321 mandated under HOME regulations from the County's total HOME allocation for eligible CHDOs, and a 10 percent set-aside of \$217,547 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 \$751,000 will be available for the Tenant-Based Rental Assistance program (TBRA) and \$880,603 will be available for allocation to other projects outlined in the One-Year Action Plan for FY 2023.

Budget and Staff Resources

Category	FY 2021 Actual	FY 2022 Adopted	FY 2022 Revised	FY 2023 Advertised	FY 2023 Adopted
FUNDING					
Expenditures:					
Housing Capital	\$0	\$916,159	\$0	\$880,603	\$880,603
Homeless/Special Needs	743,261	690,231	1,805,232	751,000	751,000
Community Housing Development Organizations	2,461,271	321,279	2,671,014	326,321	326,321
Administration	233,624	214,185	8,274,950	217,547	217,547
Total Expenditures	\$3,438,156	\$2,141,854	\$12,751,196	\$2,175,471	\$2,175,471
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)					
Grant	2 / 2	2 / 2	2 / 2	2 / 2	2 / 2

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FY 2023 Funding Adjustments

The following funding adjustments from the FY 2022 Adopted Budget Plan are necessary to support the FY 2023 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 May 10, 2022.

Employee Compensation **\$0**

It should be noted that no funding is included for a 4.01 percent market rate adjustment (MRA) for employees, or performance-based and longevity increases for non-uniformed merit employees in FY 2023, as the fund will absorb the impact within the existing award authorizations.

U.S. Department of Housing and Urban Development (HUD) Award **\$33,617**

An increase of \$33,617 is associated with the FY 2022 HUD award that was used to project expenditures in FY 2023.

Changes to FY 2022 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2022 Revised Budget Plan since passage of the FY 2022 Adopted Budget Plan. Included are all adjustments made as part of the FY 2021 Carryover Review, FY 2022 Mid-Year Review, FY 2022 Third Quarter Review, and all other approved changes through April 30, 2022.

Carryover Adjustments **\$10,609,342**

As part of the FY 2021 Carryover Review, the Board of Supervisors approved funding of \$10,609,342 due to the carryover of unexpended grant balances of \$2,642,613, an increase of \$33,617 due to the amended U.S. Department of Housing and Urban Development (HUD) award, \$7,884,566 in funding from the American Rescue Plan Act (ARPA) and an appropriation of \$48,546 in revenue received in FY 2021. It should be noted that no funding was included in Personnel Services for a one-time compensation adjustment of \$1,000 for merit employees and \$500 for non-merit employees paid in November 2021, as the grants absorbed the impact within the existing award authorizations.

Position Detail

The FY 2023 Adopted 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 2021 Actual	FY 2022 Adopted Budget Plan	FY 2022 Revised Budget Plan	FY 2023 Advertised Budget Plan	FY 2023 Adopted Budget Plan
Beginning Balance	(\$308,758)	\$0	(\$94,281)	\$0	\$309,025
Revenue:					
HOME Grant Funds	\$3,604,087	\$2,141,854	\$12,845,477	\$2,175,471	\$2,175,471
HOME Program Income	48,546	0	0	0	0
Miscellaneous Income	0	0	309,025	0	0
Total Revenue	\$3,652,633	\$2,141,854	\$13,154,502	\$2,175,471	\$2,175,471
Total Available	\$3,343,875	\$2,141,854	\$13,060,221	\$2,175,471	\$2,484,496
Expenditures:					
HOME Projects	\$3,438,156	\$2,141,854	\$12,751,196	\$2,175,471	\$2,175,471
Total Expenditures	\$3,438,156	\$2,141,854	\$12,751,196	\$2,175,471	\$2,175,471
Total Disbursements	\$3,438,156	\$2,141,854	\$12,751,196	\$2,175,471	\$2,175,471
Ending Balance¹	(\$94,281)	\$0	\$309,025	\$0	\$309,025

¹ FY 2021 Ending Balance reflects a correction to accrued revenue, therefore impacting actual revenue in FY 2021.

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SUMMARY OF GRANT FUNDING

Grant #	Description	FY 2021 Actual Expenditures	FY 2022 Revised Budget	FY 2023 Advertised Budget Plan	FY 2023 Adopted Budget Plan
1380025	Fair Housing Program	25,618.53	25,198.27	25,116	25,116
1380049	CHDO Undesignated	612,384.00	326,321.00	326,321	326,321
1380050	Tenant-Based Rental Assistance	743,261.37	1,377,829.82	751,000	751,000
1380051	Development Costs	0.00	0.00	880,603	880,603
1380052	Administration	208,005.22	365,185.99	192,431	192,431
1380082	Special Needs Housing	344,895.00	427,401.89	0	0
1380092	Affordable Housing RFP	1,503,992.00	2,328,962.58	0	0
1380103	HOME- FCRHA and County Rehab or Acquisitions	0.00	15,730.00	0	0
1CV3803	HOME-American Rescue Plan	0.00	7,884,566.00	0	0
Total		\$3,438,156.12	\$12,751,195.55	\$2,175,471	\$2,175,471