

# Fund 81300: RAD - Project-Based Voucher

**Mission** To manage affordable rental housing acquired by the Fairfax County Redevelopment and Housing Authority (FCRHA) and to maintain and preserve the units for long-term rental availability.

**Focus** In FY 2023, Fund 81300, Rental Assistance Demonstration (RAD) – Project-Based Voucher (PBV), is closed and consolidated into Fund 81400, FCRHA Asset Management, in an effort to consolidate Housing and Community Development funds as a result of the shift to third-party management in FY 2022.

Fund 81300, Rental Assistance Demonstration (RAD) – Project-Based Voucher (PBV), is a local rental housing program that has been initiated by the Department of Housing and Urban Development (HUD). Under RAD, housing authorities convert traditional public housing units to a new subsidy platform using Section 8 PBVs issued through the Housing Choice Voucher (HCV) Program. For more information about the HCV Program, see Fund 81510, Housing Choice Voucher Program. In FY 2023, the remaining RAD-PBV expenses will be budgeted for in Fund 81400.

## Budget and Staff Resources

Category	FY 2021 Actual	FY 2022 Adopted	FY 2022 Revised	FY 2023 Advertised	FY 2023 Adopted
<b>FUNDING</b>					
<b>Expenditures:</b>					
Personnel Services	\$1,674,306	\$0	\$0	\$0	\$0
Operating Expenses	5,483,733	200,770	241,946	0	0
<b>Total Expenditures</b>	<b>\$7,158,039</b>	<b>\$200,770</b>	<b>\$241,946</b>	<b>\$0</b>	<b>\$0</b>
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	36 / 36	0 / 0	0 / 0	0 / 0	0 / 0

## 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.

**Fund Consolidation** **(\$200,770)**

A decrease of \$200,770 is associated with the closure and consolidation of Fund 81300, RAD – Project-Based Voucher into Fund 81400, FCRHA Asset Management.

## 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** **\$41,176**

As part of the FY 2021 Carryover Review, the Board of Supervisors approved an increase of \$41,176 including \$36,625 to support three months of utilities at Robinson Square in FY 2022 and \$4,551 in encumbered carryover.

## Fund 81300: RAD - Project-Based Voucher

### 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
<b>Beginning Balance</b>	<b>\$6,488,535</b>	<b>\$5,329,937</b>	<b>\$7,217,860</b>	<b>\$7,176,684</b>	<b>\$7,176,684</b>
<b>Revenue:</b> <sup>1</sup>					
Rental Income	\$3,752,120	\$0	\$0	\$0	\$0
Housing Assistance Payment Income	4,089,424	0	0	0	0
Management Fee	0	165,770	165,770	0	0
Investment Income	14,646	35,000	35,000	0	0
Other Income <sup>2</sup>	31,174	0	0	0	0
<b>Total Revenue</b>	<b>\$7,887,364</b>	<b>\$200,770</b>	<b>\$200,770</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Available</b>	<b>\$14,375,899</b>	<b>\$5,530,707</b>	<b>\$7,418,630</b>	<b>\$7,176,684</b>	<b>\$7,176,684</b>
<b>Expenditures:</b>					
Personnel Services	\$1,674,306	\$0	\$0	\$0	\$0
Operating Expenses <sup>2</sup>	4,239,525	200,770	241,946	0	0
ADRR	1,244,208	0	0	0	0
<b>Total Expenditures</b>	<b>\$7,158,039</b>	<b>\$200,770</b>	<b>\$241,946</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Disbursements</b>	<b>\$7,158,039</b>	<b>\$200,770</b>	<b>\$241,946</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Balance</b>	<b>\$7,217,860</b>	<b>\$5,329,937</b>	<b>\$7,176,684</b>	<b>\$7,176,684</b>	<b>\$7,176,684</b>
Operational Reserve	\$1,243,507	\$864,625	\$0	\$0	\$0
Restricted HUD Capital Needs Reserve <sup>3</sup>	5,974,353	4,465,312	7,176,684	7,176,684	7,176,684
<b>Unreserved Ending Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> Revenue is based on projected rental income from tenants plus Housing Assistance Payments (HAP) on behalf of the project-based voucher holders residing in RAD units.

<sup>2</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been reflected as increases of \$1,325.12 to FY 2021 revenues and \$15,988.63 to FY 2021 expenditures to record revenue and expenditure accrual adjustments. The Annual Comprehensive Financial Report (ACFR) reflects all audit adjustments in FY 2021. Details of the audit adjustments were found in Attachment VI of the *FY 2022 Mid-Year Review*.

<sup>3</sup> The Restricted HUD Capital Needs Reserve was required by HUD to support critical capital needs and improvements as identified in the 20-year Capital Needs Assessment as part of the conversion to RAD. This reserve is held in a separate bank account and includes additional funding of \$1,035,096 not shown on this fund statement.