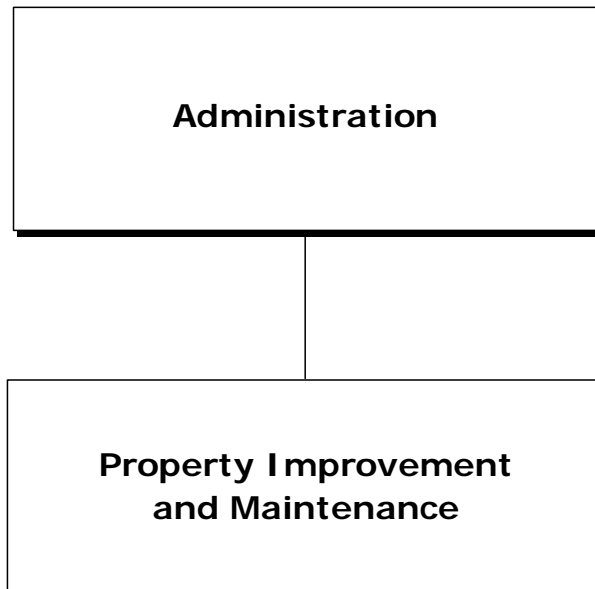


Fund 81530 Public Housing Projects Under Modernization



Focus

Fund 81530, Public Housing Projects Under Modernization, receives an annual federal grant, determined by formula, to be used for major physical and management improvements to public housing properties owned by the Fairfax County Redevelopment and Housing Authority (FCRHA). This grant program fund, which was called the Comprehensive Grant Program (CGP) or the Modernization Program, is now referred to as the Capital Fund Program (CFP). It is one of the two components of the Public Housing Program. The other fund supporting this program is Fund 81520, Public Housing Projects Under Management, which supports the daily maintenance and management of public housing properties.

Local public housing authorities submit a five-year comprehensive capital and management improvement plan to the U.S. Department of Housing and Urban Development (HUD) as part of the FCRHA's Five-Year Plan. The plan is updated each year as part of the Annual Plan. HUD reviews the plan and releases the annual capital grant amount that supports administrative and planning expenses as well as improvements to one or more projects. Housing authorities may revise the annual plan/budget to substitute projects as long as they are part of the Five-Year Plan.

The FCRHA submitted an improvement plan for Program Year 45 (FY 2017) funding and received HUD approval for \$1,628,992. Program Year 45 provides for staff administration and capital improvements for Grant 3380037, Kingsley Park; Grant 3380039, Heritage Woods North; Grant 3380042, Old Mill Site; Grant 3380051, Newington Station; Grant 3380052, Villages at Falls Church; Grant 3380053, Heritage Woods; and Grant 3380054, Heritage Woods South.

No FY 2018 funding is included for Fund 81530 at this time. Funding will be allocated at the time of the official award from HUD and will provide Program Year 46 funding for new and ongoing projects.

Fund 81530

Public Housing Projects Under Modernization

It should be noted that the federal FY 2015 budget included an action which lifted the cap on Public Housing units which can be converted under the Rental Assistance Demonstration (RAD) program. In 2016, the FCRHA explored ways to reposition the public housing assets which would entail rehabilitation and potential redevelopment of the properties. In FY 2017, Phase I of the project included the conversion of 299 units from Public Housing subsidized units to Fairfax County Redevelopment and Housing Authority (FCRHA) owned units that have been designated as Project-Based Vouchers where the voucher and subsidy funds are attached to the unit. The FCRHA is currently working with HUD to convert its remaining Public Housing stock of 766 units under the RAD program. The final settlement date for the remaining properties will be based on HUD's approval of the agency's conversion and financing plans.

**RENTAL HOUSING PROPERTY
MANAGEMENT**

1 Housing/Community Developer III

TOTAL POSITIONS

1 Grant Position / 1.0 Grant FTE

FY 2018 Funding Adjustments

The following funding adjustments from the FY 2017 Adopted Budget Plan are necessary to support the FY 2018 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 2, 2017.

- ◆ **Employee Compensation** **\$0**
It should be noted that no funding is included for performance-based and longevity increases for non-uniformed merit employees in FY 2018, as the fund will absorb the impact within the existing HUD award authorization.

Changes to FY 2017 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2017 Revised Budget Plan since passage of the FY 2017 Adopted Budget Plan. Included are all adjustments made as part of the FY 2016 Carryover Review, FY 2017 Third Quarter Review, and all other approved changes through April 30, 2017.

- ◆ **Carryover Adjustments** **\$1,011,815**
As part of the *FY 2016 Carryover Review*, the Board of Supervisors approved funding of \$1,011,815 due to the carryover of unexpended project balances from FY 2016.
- ◆ **Out-of-Cycle Adjustments** **\$1,628,992**
Subsequent to the approval of the *FY 2016 Carryover Review*, an allocation of \$1,628,992 was provided by HUD for Program Year 45 staff administration and capital improvements for Grant 3380037, Kingsley Park; Grant 3380039, Heritage North; Grant 3380042, Old Mill Site; Grant 3380051, Newington Station; Grant 3380052, Villages at Falls Church; Grant 3380053, Heritage Woods; and Grant 3380054, Heritage Woods South.

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

Fund 81530

Public Housing Projects Under Modernization

FUND STATEMENT

Fund 81530, Projects Under Modernization

| | FY 2016 Actual | FY 2017 Adopted Budget Plan | FY 2017 Revised Budget Plan | FY 2018 Advertised Budget Plan | FY 2018 Adopted Budget Plan |
|-----------------------------------|-------------------|-----------------------------------|-----------------------------------|--------------------------------------|-----------------------------------|
| Beginning Balance | \$2,173,573 | \$1,214,923 | \$2,173,573 | \$1,214,923 | \$1,214,923 |
| Revenue: | | | | | |
| HUD Authorizations ¹ | \$0 | \$0 | \$1,630,436 | \$0 | \$0 |
| HUD Reimbursements ² | 1,799,443 | 0 | 53,165 | 0 | 0 |
| Total Revenue | \$1,799,443 | \$0 | \$1,683,601 | \$0 | \$0 |
| Total Available | \$3,973,016 | \$1,214,923 | \$3,857,174 | \$1,214,923 | \$1,214,923 |
| Expenditures: | | | | | |
| Administration ¹ | \$167,873 | \$0 | \$406,288 | \$0 | \$0 |
| Capital/Related Improvements | 1,631,570 | 0 | 2,235,963 | 0 | 0 |
| Total Expenditures | \$1,799,443 | \$0 | \$2,642,251 | \$0 | \$0 |
| Total Disbursements | \$1,799,443 | \$0 | \$2,642,251 | \$0 | \$0 |
| Ending Balance³ | \$2,173,573 | \$1,214,923 | \$1,214,923 | \$1,214,923 | \$1,214,923 |

¹ In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been reflected as a decrease of \$1,444.12 in FY 2016 revenues and a decrease of \$1,444.06 in FY 2016 expenditures to reclassify revenue and expenditure accruals. This impacts the amount carried forward, resulting in an increase of \$1,444.12 in revenues and \$1,444.06 in expenditures. These audit adjustments were included in the FY 2016 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments were included in the FY 2017 Third Quarter Package.

² This represents the HUD reimbursements for capital improvements, major repairs/maintenance and modernization of public housing properties.

³ 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.

Fund 81530

Public Housing Projects Under Modernization

FY 2018 Summary of Grant Funding

Fund 81530, Public Housing Projects Under Modernization

| Grant # | Description | FY 2016 Actual Expenditures | FY 2017 Revised Budget | FY 2018 Advertised Budget Plan | FY 2018 Adopted Budget Plan |
|--------------|--------------------------|-----------------------------------|------------------------------|--------------------------------------|-----------------------------------|
| 3380010 | Rosedale Manor | \$38,911.68 | \$0.00 | \$0 | \$0 |
| 3380013 | The Park | 43,926.02 | 0.00 | 0 | 0 |
| 3380025 | Greenwood Apartments | (5,531.11) | 0.00 | 0 | 0 |
| 3380027 | Briarcliff II | (1,868.15) | 0.00 | 0 | 0 |
| 3380034 | Barros Circle | (29,021.68) | 0.00 | 0 | 0 |
| 3380037 | Kingsley Park | 1,076,937.63 | 1,665,407.00 | 0 | 0 |
| 3380039 | Heritage North | 80,777.68 | 64,168.00 | 0 | 0 |
| 3380042 | Old Mill Site | 61,382.70 | 369,108.00 | 0 | 0 |
| 3380044 | Ragan Oaks | 313,270.25 | 3,699.32 | 0 | 0 |
| 3380049 | Greenwood II | 24,444.00 | 0.00 | 0 | 0 |
| 3380051 | Newington Station | (444.54) | 274,656.00 | 0 | 0 |
| 3380052 | Villages at Falls Church | 5,161.00 | 5,190.00 | 0 | 0 |
| 3380053 | Heritage Woods | 88,220.84 | 97,914.00 | 0 | 0 |
| 3380054 | Heritage Woods South | 61,932.00 | 62,304.00 | 0 | 0 |
| 3380056 | Westford II | 1,333.63 | 0.00 | 0 | 0 |
| 3380058 | Reston Towne Center | 40,011.10 | 99,805.00 | 0 | 0 |
| Total | | \$1,799,443.05 | \$2,642,251.32 | \$0 | \$0 |