

Housing and Community Development Program Overview



AGENCY DASHBOARD			
Key Data	FY 2014	FY 2015	FY 2016
1. Per Capita Federal Expenditures for Housing Programs	\$66	\$67	\$66
2. Average household income served; FCRHA rental/tenant subsidy programs	\$24,273	\$24,190	\$23,795
3. Number of low-income households earning less than \$50,000 per year in Fairfax County	71,361	70,717	69,137
4. Individuals living below the federal poverty level in Fairfax County	66,725	67,252	69,657
5. Number of full-time jobs at minimum wage needed to afford a two-bedroom apartment at the HUD Fair Market Rent in Fairfax County	4.0	4.0	4.5
6. Average rent for rental housing in Fairfax County	\$1,590	\$1,640	\$1,687
7. Average vacancy rate for rental housing in the County	5.6%	7.6%	7.6%

Introduction

The Housing Overview section describes the programs and projects operated by the Fairfax County Department of Housing and Community Development (HCD) and the multiple sources of funds that support these activities.

As a County agency, HCD undertakes many programs on behalf of the Board of Supervisors (the Board). HCD also serves as the administrative arm of the Fairfax County Redevelopment and Housing Authority (FCRHA), a separate legal entity that was established in 1966 pursuant to Chapter 1, Title 36 of the [Code of Virginia](#). FCRHA’s roles include planning, design, production, rehabilitation, and maintenance of housing for low- and moderate-income households, and assisting in the revitalization of neighborhoods in Fairfax County. Eleven Commissioners are appointed to the FCRHA for four-year terms by the Board of Supervisors. A chairman and vice-chairman are then selected by a vote of the commissioners.

Housing Blueprint

In January 2010, the Board of Supervisors endorsed a strategic affordable housing policy, known as the “Housing Blueprint”, which focuses on providing housing for those with the greatest need, including homeless families and individuals, persons with disabilities, and households with extremely low incomes. The Blueprint also emphasizes partnering with the County’s non-profit community to provide

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creative affordable housing solutions, refocusing of existing resources, and fostering the development of workforce housing through land use policies and public/private partnerships. The Blueprint has four goals:

- ◆ To end homelessness in 10 years;
- ◆ To provide affordable housing options to those with special needs;
- ◆ To meet the affordable housing needs of low-income working families; and
- ◆ To produce workforce housing sufficient to accommodate projected job growth.

A set of specific Blueprint metrics is established each year using a combination of existing resources and additional County funding, including the locally-funded “Bridging Affordability” rent subsidy program (see Fund 30300, The Penny for Affordable Housing Fund). The Blueprint incorporates resources and metrics that support the Board-adopted 10-Year Plan to Prevent and End Homelessness and reflects the recommendations of the Fairfax County Affordable Housing Advisory Committee, in concert with the FCRHA, the interagency Housing Options Group, and the Fairfax-Falls Church Community Services Board, including priority recommendations regarding the County funds requested for Blueprint projects and programs.

Funding Sources Supporting HCD Operations

The sources supporting HCD’s operations include County funds, FCRHA revenue bonds, federal grants, private capital, revenue from program operations (e.g., developer fees, rent from tenants of housing owned by the FCRHA and income from repayment of loans) and interest income. As a result of these multiple, complex funding streams, HCD administers 20 funds. Some funds are appropriated by the Board of Supervisors, while others are allocated by the FCRHA. All are included in this budget in order to provide a complete financial overview. These 20 funds encompass all of the operations of HCD/FCRHA with the exception of several housing developments that are operated by outside management companies under contract with the FCRHA and/or are owned by the FCHRA in partnership with private investors. Separate financial records are maintained for these developments.

FY 2018 anticipated expenditures supporting the HCD and FCRHA activities total \$123,416,994 including \$8,207,390 in General Fund support, \$28,095,301 in other County appropriated funds, and \$87,114,303 in Non-County appropriated funds. Total revenue for FY 2018 is anticipated to be \$123,692,204 as shown on the Consolidated Fund Statement. Receipts from federal/state sources are anticipated to be \$65,174,350 or 52.7 percent of total funding sources. More detailed descriptions of FY 2018 funding levels may be found in the narratives for each fund following this Overview.

Because HCD’s programs are supported by multiple funding sources, the Agency Mission and Focus, Program Goals, and Performance Measures are consolidated in this Overview rather than appearing within each fund. This Overview also provides summary information on the organization, staffing and consolidated budget for HCD.

Mission

To create and preserve affordable housing and caring, livable communities; to serve the diverse needs of Fairfax County’s residents through innovative programs, partnerships and effective stewardship; and to foster a respectful, supportive workplace.

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Focus

HCD connects with the residents of Fairfax County at their roots – their homes, neighborhoods and communities. All HCD programs, activities and services revolve around this important link and can be grouped into three service areas: **Affordable Housing**; **Neighborhood Preservation**; and **Capital Formation and Capacity Building**.

Affordable Housing supports individuals and families in their efforts to find homes that are safe, affordable, and stable through rental housing, partnerships with non-profits and other organizations, rental subsidies and homeownership opportunities.

Neighborhood Preservation focuses on sustaining and improving communities.

Capital Formation and Capacity Building focuses on development of partnerships with private investors and other public agencies, resulting in capital investment and financial support for the HCD and FCRHA mission.

These service areas encompass all of the activities of the 20 HCD funds.

The total FY 2018 Adopted Budget Plan

of \$123.4 million can be distributed to these service areas and the general costs of running the department. It should be noted that many of the functional areas of HCD cross these service areas, so an exact allocation to the service areas is not possible. The FY 2018 Adopted Budget Plan is \$9.4 million more than the FY 2017 Adopted Budget Plan. This net increase is primarily attributable to Bridging Affordability and the Housing Blueprint in Fund 30300, The Penny for Affordable Housing Fund, and to the conversion of Public Housing units to Rental Assistance Demonstration (RAD) for Housing Choice Voucher (HCV) Housing Assistance Payment (HAP) increases, coupled with an increase in the Portability Program, detailed in Fund 81510, Housing Choice Voucher Program.

Highlighted below are the main functions included in each of the service areas.

Affordable Housing:

Housing Blueprint

The Housing Blueprint was created in the wake of the recent recession to focus affordable housing policies and resources on serving those with the greatest need, including homeless families and individuals, persons with special needs, and households with extremely low-incomes. The Blueprint has four current goals: 1) to prevent and end homelessness in ten years; 2) to provide affordable housing opportunities to those with special needs; 3) to meet the affordable housing needs of low-income working

The Department of Housing and Community Development supports the following County Vision Elements:



Maintaining Safe and Caring Communities



Connecting People and Places



Building Livable Spaces



Maintaining Healthy Economies



Practicing Environmental Stewardship



Creating a Culture of Engagement



Exercising Corporate Stewardship

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families; and 4) to produce workforce housing sufficient to accommodate projected job growth. Each year, the Housing Blueprint presents a comprehensive summary of existing federal and County resources, proposed County funding for the Bridging Affordability program and affordable housing development by partners, as well as the specific metrics tied to achieving Blueprint goals.

HUD “Moving to Work” Agency

The FCRHA received the prestigious Moving to Work (MTW) designation from HUD in December 2013, giving FCRHA the flexibility to test innovative, locally-designed strategies to improve cost-effectiveness and help families achieve self-sufficiency. MTW status has enabled the FCRHA to create a housing continuum that seamlessly joins together the County’s housing programs – including Public Housing and Housing Choice Vouchers – to help residents move toward self-sufficiency; to expand its already strong community partnerships with non-profit organizations to provide services such as “ready-to-rent” training, job readiness, and homebuyer education; and to reduce the burden on staff and residents for re-certifications and inspections, allowing staff to focus more on people – not paperwork.

The FCRHA’s MTW plan is a critical component of its THRIVE (Total Housing Reinvention for Individual Success, Vital Services and Economic Empowerment) initiative and links residents to services and programs offered by other County agencies and non-profit partners to helping them become more self-sufficient. These programs help residents better manage their money, train for new jobs, pursue college or other training, become better parents, learn English, improve their health, and perhaps even purchase a home. MTW introduced several key changes, including:

- ◆ Creating a housing continuum that seamlessly joins together the County’s housing programs including Public Housing and Housing Choice Voucher, and establishes goals to help residents move toward self-sufficiency;
- ◆ Expanding its already strong community partnerships with nonprofit organizations to provide self-sufficiency services with an emphasis on employment, education and health; and
- ◆ Improving efficiency for both staff and residents in activities such as re-certifications and inspections, which allows staff to focus more on people, not paperwork. This new focus allows County case workers to link residents to the services, such as job training and education, which they need to become and remain self-sufficient.

The FCRHA will continue to implement programmatic and organization changes associated with the MTW designation to transform the delivery of housing assistance in Fairfax County.

Rental Assistance Demonstration

In FY 2017, the FCRHA launched the Rental Assistance Demonstration (RAD) program to convert traditionally supported public housing units to a project-based voucher subsidy model under the HUD RAD program. Conversion to RAD has a number of advantages, including providing more mobility for residents than conventional Public Housing and providing a bankable asset to housing authorities which can leveraged for private equity to make capital improvements on aging Public Housing properties. In FY 2018, RAD will support 299 housing units.

Affordable Housing Preservation

Over the past years, a total of 2,786 affordable units have been preserved for both homeownership and rental purposes in a variety of large and small projects. The FCRHA’s major affordable housing preservation successes include: Janna Lee Village, 319 units (Lee District); Hollybrooke II, 98 units and

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Hollybrooke III, 50 units (Mason District); Coralain Gardens, 105 units (Mason District); Sunset Park Apartments, 90 units (Mason District); Mount Vernon House, 130 units (Mount Vernon District); Madison Ridge, 216 units (Sully District); Crescent Apartments, 180 units (Hunter Mill District); and Wedgewood Apartments, 672 units (Mason District).

Bridging Affordability Program

The “Bridging Affordability” Program provides funding for rental subsidies and capital for the acquisition of additional affordable units to address the homelessness and waiting list goals of the Housing Blueprint. Since FY 2011, a consortium of non-profit organizations have administered this program to collaboratively provide rental subsidies and an array of supportive services to program participants. Through FY 2016, a total of 420 households have leased up through the Bridging Affordability Program and 83 percent of those who have exited the program have “bridged” to sustainable housing, many of whom bridged to FCRHA housing (Public Housing or Housing Choice Vouchers). The average income of all households served by the Bridging Affordability program in FY 2016 was \$19,822, or approximately 20 percent of the Area Median Income (AMI) for a family of three. The Bridging Affordability Program is funded, subject to annual allocation, with program income from the County-owned Wedgewood Apartments property in Fund 30300, The Penny for Affordable Housing Fund.

First-Time Homebuyers Program and Moderate Income Direct Sales Program

This program offers new and resale homes at below market prices. These homes are built by private developers and are located throughout the County. HCD markets the homes and, in most cases, provides financing assistance to first-time homebuyers. In FY 2016, a total of 18 families purchased homes via the Fairfax County First-Time Homebuyers program. Through FY 2016, a total of 2,312 homes have been sold to first-time homebuyers as a result of these programs since 1992.

Homeownership Resource Center and Homebuyer Education

The Homeownership Resource Center serves hundreds of people each month, providing information on homeownership, homeownership education, one-on-one and group counseling sessions, opportunities to meet with lenders, applicant briefings, and coordination of resources for current and prospective first-time homebuyers.

All potential Fairfax County First-Time Homebuyer participants are provided with a six-hour homeownership education course by Virginia Housing Development Authority (VHDA) trained lenders and housing professionals. Completion of the class qualifies graduates to participate in the First-Time Homebuyers Program and the ability to access below-market financing, down payment and closing cost assistance. Classes are offered in English, Spanish, Vietnamese, Korean, and American Sign Language.

In FY 2016, a total of 6,025 households were served through the Homeownership Resource Center, calls, emails, walk-up services and yearly housing fairs and events. Also, in FY 2016, 1,395 owner occupancy affidavits were mailed out to households in the First-Time Homebuyers Program and tracked to verify owner occupancy. In addition, Homeownership Division staff records notices for Affordable Dwelling Units when the restrictive covenants are expiring. The ADU program has been operating for more than 25 years and an increasing number of covenants are expiring, requiring staff to record an increasing number of notices and oversee sales in the extended control period; by the end of 2020, nearly 800 notices will have to be recorded for these ADUs. Staff also conducts regular compliance checks of the public records and continued monitoring with respect to refinancing and the potential for over-financing of properties in the First-Time Homebuyers Program.

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Compliance Monitoring

Compliance monitoring is an ongoing activity which encompasses a variety of HCD programs. This activity includes monitoring of:

- ◆ 3,026 Fairfax County/FCRHA-owned Public Housing and Fairfax County Rental Program (FCRP) multifamily units, 38 residential studio units, 482 senior independent units and 112 beds of assisted living;
- ◆ Over 3,800 Housing Choice Vouchers;
- ◆ Over 1,500 properties sold through the First-Time Homebuyer Program (including “for-sale” ADUs);
- ◆ Over 1,200 privately-owned and operated rental ADUs which are located in large multifamily apartment properties across the County; and
- ◆ A total of 653 Workforce Housing units that have been constructed, as well as an estimated 5,233 Workforce Housing units which have been committed to be built by private developers and are pending construction.

In addition, HCD monitors the use of federal funds received by Fairfax County and granted to a variety of agencies and organizations. These programs include the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME).

FCRHA Rental Housing Programs

This function includes properties owned by the FCRHA under the FCRP for households with modest means, as well as properties owned by limited partnerships affiliated with the FCRHA. In addition, it encompasses properties owned by the FCRHA and operated under the federal Public Housing Program and rental subsidies managed by the FCRHA and funded by the federal Housing Choice Voucher (HCV) Program for those with very low incomes. In FY 2016, the average income of households served in the FCRHA’s major multifamily affordable rental housing and tenant subsidy programs, including the federal Public Housing and HCV programs, and the FCRP, was approximately \$23,800, or 24 percent of the Area Median Income (AMI) for a family of three (the average household size in these programs). This meets the HUD definition of “extremely low income.” A total of 18,209 individuals were housed in these programs in FY 2016. Because of its consistent status as a HUD “High Performer” for the HCV and Public Housing programs, the FCRHA was eligible to be designated as a “Moving to Work” agency.

In September 2010, HCD established the Partnership for Resident Opportunities, Growth, Resources and Economic Self Sufficiency (PROGRESS) Center. The Center is housed within HCD and staffed by existing employees, each bringing a rich background and experience in HCD housing programs and human services. The Center is focused on Public Housing residents, participants in the HCV program, and the residents at FCRP properties such as Stonegate and Murraygate. The Center is a resource within HCD for staff addressing client issues that can range from job loss to behavior issues to residents in crisis. The PROGRESS Center is focusing on a number of critical areas of need, including employment and training opportunities, as well as services related to affordable health insurance, emergency medical intervention, adult protective services, mental health services, and physical and sensory disabilities.

Consistent with the FCRHA’s MTW Initiative, HCD realigned staffing of the Housing Application Center to ensure the delivery of sensitive, pro-active customer service designed to help applicants find a home. HCD also established an Asset Management Division, utilizing existing staff and consolidating resources,

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to focus on the financial performance, physical condition, capital improvements and accountability of the FCRHA's affordable housing properties.

A Key Player in Fairfax County's Efforts to End Homelessness

The FCRHA and HCD play an essential role in Fairfax County's efforts to prevent and end homelessness, particularly for veterans. In FY 2016, a total of 172 formerly homeless households received permanent housing through FCRHA/HCD programs, including 25 homeless veterans who were housed with Veterans Affairs Supportive Housing (VASH) vouchers. The FCRHA currently administers a total of 92 VASH vouchers, including 12 vouchers awarded to the FCRHA by HUD in July 2015.

FCRHA Development Activities

HCD, in conjunction with the FCRHA, facilitates the development of affordable housing by non-profit and for-profit developers through incentives and financing. HCD and FCRHA also build and own housing for low- and moderate-income families and individuals, as well as households with special needs. In addition, FCRHA partners with private investors through limited partnerships to develop and operate affordable housing.

HCD and the FCRHA are actively engaged in a variety of development activities. After a competitive procurement process triggered by an unsolicited proposal for the development of The Residences at North Hill Park site (Mount Vernon District) under the Virginia Public-Private Educational Facilities Infrastructure Act (PPEA), the FCRHA approved an interim agreement with a developer in March 2015. The proposal includes constructing approximately 473 units of affordable and market rate housing on a portion of the site. Staff and the developer are currently in negotiations with the goal of entering into a comprehensive agreement.

The Residences at the Government Center, a 270-unit affordable/workforce housing project constructed under the auspices of the PPEA on the campus of the Fairfax County Government Center (Braddock District), received an award of 9 percent Low-Income Tax Credits from the VHDA in June 2014, and the FCRHA subsequently approved providing bond financing. Construction activities began in April 2015 and leasing of units began in fall of 2016.

Similarly, a public-private partnership solicitation was issued for the renovation and expansion of the Lewinsville Senior Complex in the Dranesville District and the selected developer was awarded federal Low-Income Housing Tax Credits for the residential portion of the development. The planned redevelopment of the 8.6 acre McLean property includes the demolition of the current facility and construction of two buildings which will provide: 1) approximately 82 units of "Independent Living" senior housing; 2) space for the Fairfax County Health Department's Adult Day Health Care facility; 3) two child day care centers; and 4) expanded services through existing Senior Center programs operated by the Department of Neighborhood and Community Services. Construction is expected to be complete in spring of 2018.

Active Adult Housing and Assisted Living

This activity provides 482 affordable active adult rental apartments in Fairfax, Herndon, Springfield, Lincolnia, McLean, and the Mount Vernon/Gum Springs areas of Fairfax County, including the 90-unit Olley Glen facility. In addition, this activity provides 112 beds of assisted living at Braddock Glen in Fairfax (Braddock District) and at the Lincolnia Senior Center and Residence in Alexandria (Mason District). Renovation of the Lincolnia Senior Center was completed in June of 2016. The project was financed with \$11.6 million in bonds sold through the Virginia Resources Authority's Virginia Pooled Financing Program.

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Relocation Services and Monitoring

This program provides technical assistance and monitoring for preservation initiatives. This activity also includes relocation services for all federally-funded projects throughout the agency. In FY 2016, staff conducted relocation reviews of 16 projects for compliance with the federal Uniform Relocation Act and the Fairfax County Voluntary Relocation Assistance Guidelines.

Relocation Advisory Services for Condominium Conversion

These services provide technical assistance to developers under both the Fairfax County Relocation Guidelines and Fairfax County Code for projects where there is substantial rehabilitation and condominium conversion. Technical assistance under the federally mandated Uniform Relocation Act is provided if federal funds are involved in the project.

Affordable/Workforce Housing

The Board of Supervisors created a Workforce Housing Program through amendments to the Fairfax County Comprehensive Plan and Zoning Ordinance, and the adoption of a new Board policy. The Workforce Housing Program, based on the recommendations of the Board-appointed High-Rise Affordability Panel, is a proffer-based incentive system to encourage developers to provide workforce housing in the County's mixed-use development centers. The Board's action sets forth the expectation that 12 percent of all new residential units will be affordable to a range of moderate-incomes up to 120 percent of the AMI. Through FY 2016, a total of 5,233 Workforce Dwelling Units have been committed by private developers in rezoning actions approved by the Board of Supervisors and are pending construction. A total of 653 rental workforce units have been constructed through FY 2016.

Neighborhood Preservation:

Home Repair for the Elderly

This activity provides a crew to assist qualified elderly and disabled homeowners in making minor repairs at no charge. The Home Repair for the Elderly Program completed 144 cases and served 114 households in FY 2016.

Capital Formation and Capacity Building:

Funding Opportunities

This activity focuses on identifying and applying for available funding opportunities to leverage and supplement County funds for projects and programs. It includes federal entitlement grants such as CDBG and HOME grants and loans, as well as private financing.

Partnering

This activity links the FCRHA financing abilities with those of the private sector (non-profit and for-profit) to generate additional financial resources. Non-profit corporations or limited liability corporations (LLC) formed by the FCRHA partner with private investors and benefit from Federal Low Income Housing Tax Credits to fund FCRHA affordable housing for families and seniors. In addition, the FCRHA issues revenue bonds to raise funds from private investors to fund affordable housing and community facilities.

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Consolidated Plan/Consolidated Community Funding Advisory Committee (CCFAC)

HCD provides leadership in developing and implementing the County’s annual Consolidated Plan in conjunction with the CCFAC, a citizen committee. The Consolidated Plan is the required annual application for several entitlement grants to the County from HUD, which provided approximately \$6.9 million for local housing and community development programs in FY 2017. In FY 2017, HCD staff facilitated the development of the HUD-required Consolidated Plan – One Year Action Plan for FY 2018.

Human Services

This activity provides resources to the County’s non-profit partners through the Consolidated Community Funding Pool (CCFP) for critical human services such as youth programs, housing support services, and services targeted toward the County’s immigrant population. A significant portion of the funding comes from CDBG, administered by HCD, which also supports CCFP planning and administers contract awards.

Affordable Housing Service Area

Goal

To implement the Board of Supervisors’ Affordable Housing Goal that “opportunities should be available to all who live or work in Fairfax County to purchase or rent safe, decent, affordable housing within their means.” This goal will be achieved by providing affordable housing preservation and development, offering technical assistance, arranging financing services in conjunction with the FCRHA, for-profit and non-profit community partners; managing and maintaining quality affordable rental housing; administering rental housing subsidies in accordance with federal regulations and local policies; and providing homeownership opportunities to eligible households.

Key Performance Measures

Affordable Housing Preservation

Objectives

- ◆ To preserve 2,986 units of affordable housing by the end of fiscal year 2018 and to leverage every \$1 in local funds invested in preservation with \$3 in non-County resources.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimate/Actual	FY 2017	FY 2018
Output:					
Number of affordable housing units preserved	63	56	100/29	100	100
Efficiency:					
Amount of General County funds per affordable housing unit preserved	\$40,236	\$0	\$40,000/\$0	\$40,000	\$40,000
Service Quality:					
Amount of funds leveraged per \$1 of County funds for units preserved	\$1	NA	\$3/NA	\$3	\$3
Outcome:					
Cumulative number of affordable units preserved since April 2004	2,701	2,757	2,857/2,786	2,886	2,986

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Performance Measurement Results

In FY 2016, a total of 29 affordable units were preserved via FCRHA financing using federal funds, falling short of the target of 100 units primarily due to limited opportunities to preserve multi-family properties emerging in the market in FY 2016. While 29 affordable units were preserved in FY 2016, no County funds were expended in the preservation of those units. Instead, \$3.4 million in non-County funds were utilized, resulting in the measures for amount of General County funds expended per affordable housing unit preserved and amount of funds leveraged per \$1 of County funds for units preserved, being \$0 and not applicable, respectively. Please note that the total number of preserved affordable units includes six additional units beyond those acquired in FY 2016. These units were acquired prior to FY 2016 but were transferred to affordable housing programs in FY 2016.

Public Housing

Objectives

- ◆ To maintain an occupancy rate of 95 percent or better in Public Housing.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimate/Actual	FY 2017	FY 2018
Output:					
Clients housed	2,701	2,637	2,780/2,762	2,780	2,780
Number of New Households Served	60	76	85/121	85	85
Efficiency:					
Average income served as percentage of Area Median Income	23%	22%	30%/22%	30%	30%
Service Quality:					
Percent on-time re-certifications	100%	100%	95%/97%	95%	95%
Percent on-time inspections	100%	100%	95%/100%	95%	95%
Outcome:					
Occupancy Rate	98%	95%	95%/97%	95%	95%

Performance Measurement Results

In FY 2016, the Public Housing program continued to provide high quality housing to over 2,700 Fairfax County residents and maintained a high occupancy rate of 97 percent at the properties. A total of 121 new households were served during FY 2016, which was higher than the estimate of 85. The program continues to meet its mission. The average household income served by the Public Housing program in FY 2016 was \$21,691, or 22 percent of the Area Median Income for a family of three, meeting the HUD definition of “extremely low-income”.

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Fairfax County Rental Program (FCRP)

Objectives

- ◆ To maintain an overall occupancy rate of 95 percent or higher for FCRP multi-family properties.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimate/Actual	FY 2017	FY 2018
Output:					
Individuals housed	5,702	5,725	5,725/5,530	5,725	5,725
Number of units in program ¹	2,099	2,138	2,138/2,097	2,100	2,100
Efficiency:					
Average income served as a percentage of Area Median Income	42%	37%	40%/37%	40%	40%
Service Quality:					
Percent on-time re-certifications ²	100%	100%	95%/96%	95%	95%
Outcome:					
Occupancy rate	99%	97%	95%/94%	95%	95%

(1) Includes all FCRP multifamily units, the Woodley Hills mobile home park and the Coan Pond working singles residences; does not include senior housing properties and certain special needs programs.

(2) Measure includes all FCRHA-managed FCRP multifamily rental properties, excluding active senior properties.

Performance Measurement Results

In FY 2016, there were 2,097 housing units for families and singles in the program and 5,530 individuals were housed. The occupancy rate was 94 percent. This slight decrease from FY 2015 can be attributed to vacancies associated with the rehabilitation of Murraygate Village and the redevelopment of the Crescent Apartments; at the time, both of these projects were anticipated to undergo construction. The average household income served was \$36,436, or 37 percent of the Area Median Income for a family of three, meeting the HUD definition of “low-income”. Ninety-six percent of re-certifications of all FCRHA-managed FCRP multifamily rental properties, excluding active senior properties, were conducted on-time, meeting the target for this measure.

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Housing Choice Voucher

Objectives

- ◆ To obtain a funding utilization rate of 98 percent or higher for the federal Housing Choice Voucher (HCV) program.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimate/Actual	FY 2017	FY 2018
Output:					
Individuals housed	9,530	9,327	9,500/9,917	9,500	9,500
Efficiency:					
Average income served as a percentage of Area Median Income	19%	18%	30%/18%	30%	30%
Service Quality:					
Percent on-time inspections	100%	98%	95%/100%	95%	95%
Percent on-time re-certifications	100%	100%	95%/100%	95%	95%
Outcome:					
Voucher funding utilization rate	102%	98%	98%/102%	98%	98%

Performance Measurement Results

The FCRHA's federal HCV program housed over 9,900 individuals in FY 2016. The average household income served was \$17,470, or approximately 18 percent of the Area Median Income for a family of three, meeting the HUD definition of "extremely low-income". The targets for voucher funding utilization rate, percentage of on-time inspections, and percentage of on-time re-certifications were all met.

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Elderly Housing Programs

Objectives

- ◆ To maintain an Assisted Living occupancy rate of 98 percent or higher and accurately track the cost of two subsidized Assisted Living facilities that contain a total of 112 beds.
- ◆ To maintain an Independent Living occupancy rate of 98 percent or higher and maintain a customer satisfaction rating of 98 percent or better.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimate/Actual	FY 2017	FY 2018
Output:					
Assisted Living clients housed ¹	102	99	106/110	110	110
Independent Living individuals housed ²	500	498	502/504	480	480
Efficiency:					
Assisted Living cost per client ^{3, 4}	\$34,916	\$35,854	\$36,000/\$31,998	\$33,000	\$35,000
Independent Living cost per client ⁵	\$11,046	\$9,395	\$11,000/\$10,144	\$11,000	\$11,000
Service Quality:					
Assisted Living occupancy rate	91%	88%	95%/98%	98%	98%
Independent Living occupancy rate	99%	97%	95%/100%	98%	98%
Outcome:					
Assisted Living overall customer satisfaction rating	99%	94%	95%/96%	96%	96%
Independent Living overall customer satisfaction rating	98%	100%	95%/99%	98%	98%

(1) Refers to the number of beds in use in a month.

(2) Refers to highest monthly number of households served in all senior independent living units, including those managed by the FCRHA and properties managed by third-party firms under contract with the FCRHA. The number of units of senior independent living housing in the Fairfax County Rental Program decreases by 22 in spring 2016 due to the redevelopment of the Lewinsville Senior Campus. These units will be replaced by 82 privately owned and operated affordable senior residences.

(3) Includes all operating costs except major capital expenditures.

(4) Methodology for calculation changed for FY 2015 and beyond to reflect a weighted average.

(5) Methodology for calculation changed for FY 2015 and beyond to reflect a weighted average

Performance Measurement Results

Elderly Housing – Assisted Living

In FY 2016, a total of 110 individuals were housed at two assisted living developments with 112 beds/units (Braddock Glen and the Lincolnia Senior Center and Residence), achieving a 98 percent occupancy rate with 96 percent satisfaction. The Assisted Living cost per client was lower than the target and occupancy rate and customer satisfaction rating exceeded the targets.

Elderly Housing – Independent Living

In FY 2016, a total of 504 individuals were housed, and the cost per client was \$10,144. The properties, including those managed by the FCRHA and those managed by third-party firms under contract with the FCRHA, achieved a 100 percent occupancy rate in FY 2016. The overall independent living customer service satisfaction rating was 99 percent. Lewinsville residents were not included in the 2016 customer satisfaction survey since all residents moved out of Lewinsville before the survey was conducted. The building is being torn down in 2017 in preparation for construction of a new senior housing property by a private developer.

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Homeownership

Objectives

- ◆ To obtain a Program Assessment rating of 95 percent or better on indicators addressing sales rate, foreclosures and rate of participation.

Indicator	Prior Year Actuals			Current Estimate	Future Estimate
	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimate/Actual	FY 2017	FY 2018
Output:					
Total First-Time Homebuyer (FTHB) units ¹	NA	NA	NA/1,395	1,295	1,195
First-time homebuyers (FTHB)	27	16	30/18	30	15
FTHB households participating in the program	1,265	1,176	1,170/855	800	800
Number of families served through marketing and counseling efforts	8,043	7,563	6,500/6,025	6,000	6,000
Efficiency:					
Cost per FTHB participant	\$236	\$277	\$250/\$203	\$205	\$205
Average income of new first-time homebuyers ¹	\$54,183	\$49,122	\$55,000/\$48,752	\$55,000	\$55,000
Service Quality:					
Participant satisfaction survey scores	97%	100%	95%/100%	95%	95%
Outcome:					
Assessment rating	98%	100%	95%/94%	95%	95%

- (1) New performance indicator for FY 2016; includes FTHB units in extended control period which require ongoing monitoring of refinance, sales and foreclosure prevention indicators.
- (2) Average household size of new FTHB participants is three.

Performance Measurement Results

The number of new and resale units varies from year to year, due to a variety of external factors such as real estate market conditions and the economy. The pace of real estate development in the County determines the timing of the production of affordable dwelling units (ADUs) within new residential developments. In FY 2016, 18 first-time homebuyers achieved homeownership utilizing HCD programs. The service delivery satisfaction rate was 100 percent, exceeding the target, and the program assessment rating were 94 percent, just below its target.

Housing and Community Development Program Overview

CONSOLIDATED FUND STATEMENT

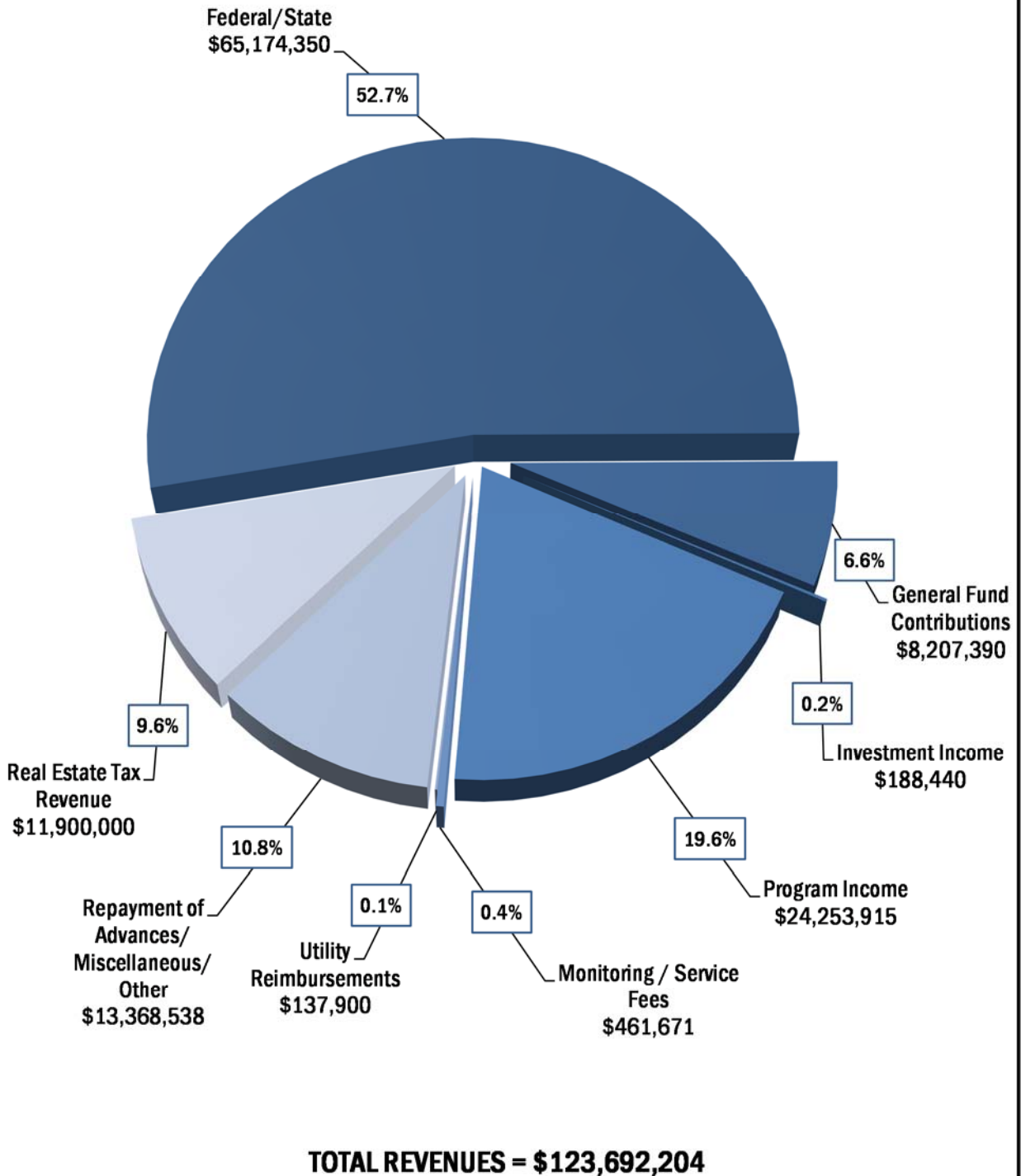
	FY 2016 Actual	FY 2017 Adopted Budget Plan	FY 2017 Revised Budget Plan	FY 2018 Advertised Budget Plan	FY 2018 Adopted Budget Plan
Beginning Balance	\$90,842,715	\$41,753,468	\$98,651,972	\$41,720,567	\$40,935,793
Revenue:					
Federal/State	\$66,276,978	\$63,070,083	\$72,640,440	\$65,174,350	\$65,174,350
General Fund Contributions	7,675,187	8,289,226	8,462,255	8,207,390	8,207,390
Program Income	21,094,039	22,036,654	20,889,618	24,253,915	24,253,915
Investment Income	200,736	156,536	305,668	188,440	188,440
Monitoring/Service Fees	420,041	405,205	413,206	461,671	461,671
Utility Reimbursements	178,133	221,718	195,792	137,900	137,900
Repayment of Advances	5,000	1,616	1,616	0	0
Proffered Contributions	3,428,077	0	0	0	0
Real Estate Tax Revenue	11,300,000	11,700,000	11,700,000	11,900,000	11,900,000
Miscellaneous/Other	12,782,357	7,589,087	11,741,472	13,368,538	13,368,538
Total Revenue	\$123,360,548	\$113,470,125	\$126,350,067	\$123,692,204	\$123,692,204
Total Available	\$214,203,263	\$155,223,593	\$225,002,039	\$165,412,771	\$164,627,997
Expenditures:					
Personnel Services ¹	\$16,469,466	\$18,443,388	\$17,955,072	\$18,798,902	\$18,798,902
Operating Expenses	75,619,570	76,554,342	83,427,896	79,999,192	79,999,192
Capital Equipment	0	0	779,000	0	0
Grant Projects	8,181,020	6,305,756	14,539,798	6,433,041	6,433,041
Capital Projects	15,281,235	12,740,108	67,364,480	18,185,859	18,185,859
Total Expenditures²	\$115,551,291	\$114,043,594	\$184,066,246	\$123,416,994	\$123,416,994
Total Disbursements	\$115,551,291	\$114,043,594	\$184,066,246	\$123,416,994	\$123,416,994
Ending Balance	\$98,651,972	\$41,179,999	\$40,935,793	\$41,995,777	\$41,211,003

¹ Recovered Costs netted out of Personnel Services to reflect more appropriately the nature of the costs.

² Designations are based on fund category, for example, Fund 30300, The Penny for Affordable Housing Fund is included in Capital Projects although some funding is used to support Operating Expenses. Fund 81060, FCRHA Internal Service Fund, was included as a separate housing fund beginning in FY 1998. Revenues and expenditures for this fund are included in the Consolidated Fund Statement, but do not increase total funding available to the agency. As such, this funding is netted out of the Program Area Summary by Fund.

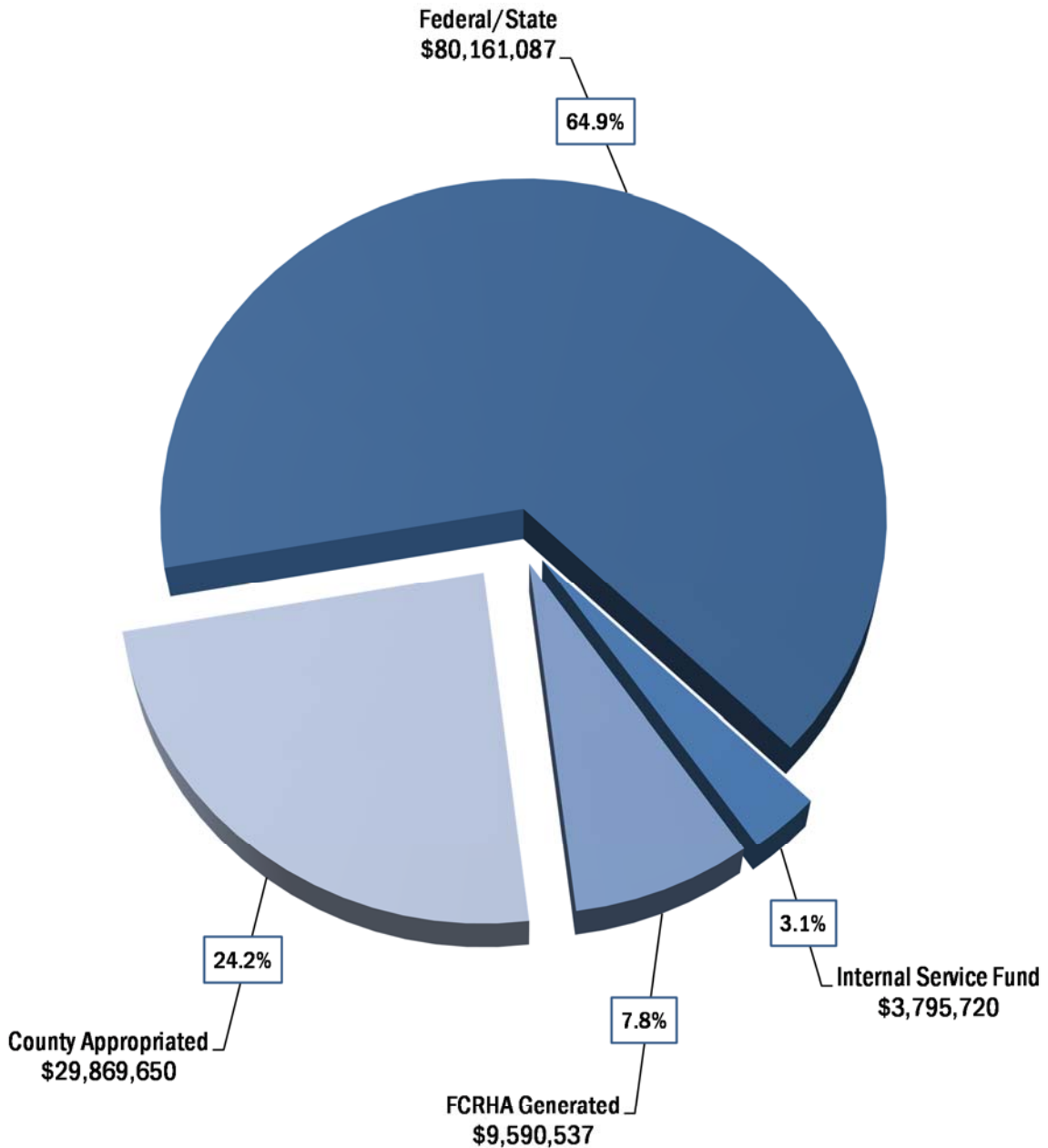
Housing and Community Development Program Overview

HOUSING PROGRAMS FY 2018 SOURCE OF FUNDS



Housing and Community Development Program Overview

HOUSING PROGRAMS FY 2018 EXPENDITURES



TOTAL EXPENDITURES = \$123,416,994

Housing and Community Development Program Overview

Budget and Staff Resources

Program Area Summary by Fund

Category	FY 2016 Actual	FY 2017 Adopted Budget Plan	FY 2017 Revised Budget Plan	FY 2018 Advertised Budget Plan	FY 2018 Adopted Budget Plan
FUNDING					
<u>County Appropriated Funds</u>					
Operating:					
Department of Housing and Community Development	\$5,778,538	\$6,366,067	\$6,539,096	\$6,370,366	\$6,370,366
40330 Elderly Housing Programs	3,171,843	3,580,904	3,276,065	3,233,344	3,233,344
40360 Homeowner and Business Loan Programs	1,685,610	2,331,087	4,005,576	2,080,081	2,080,081
Total Operating Expenditures	\$10,635,991	\$12,278,058	\$13,820,737	\$11,683,791	\$11,683,791
Capital:					
30300 The Penny for Affordable Housing Fund	\$12,165,986	\$12,251,850	\$46,783,387	\$17,627,927	\$17,627,927
30310 Housing Assistance Program	19,785	0	6,567,734	0	0
40300 Housing Trust Fund	1,114,980	484,155	9,126,480	557,932	557,932
Total Capital Expenditures	\$13,300,751	\$12,736,005	\$62,477,601	\$18,185,859	\$18,185,859
Total County Appropriated Fund Expenditures	\$23,936,742	\$25,014,063	\$76,298,338	\$29,869,650	\$29,869,650
<u>Federal/State Support:</u>					
50800 Community Development Block Grant	\$5,836,869	\$4,873,926	\$9,578,783	\$4,923,230	\$4,923,230
50810 HOME Investment Partnerships Program	2,092,925	1,431,830	3,717,547	1,509,811	1,509,811
81300 RAD-Fairfax County Rental Program	0	0	464,412	2,526,026	2,526,026
81500 Housing Grants and Projects	251,226	0	1,243,468	0	0
81510 Housing Choice Voucher Program	58,525,898	59,164,967	61,446,100	63,483,502	63,483,502
81520 Public Housing Projects Under Management	9,477,024	10,362,342	10,153,311	7,718,518	7,718,518
81530 Public Housing Projects Under Modernization	1,799,443	0	2,642,251	0	0
Total Federal/State Support	\$77,983,385	\$75,833,065	\$89,245,872	\$80,161,087	\$80,161,087

Housing and Community Development Program Overview

Category	FY 2016 Actual	FY 2017 Adopted Budget Plan	FY 2017 Revised Budget Plan	FY 2018 Advertised Budget Plan	FY 2018 Adopted Budget Plan
FCRHA Generated Funds:					
81000 FCRHA General Operating	\$3,843,903	\$3,515,829	\$5,015,766	\$3,241,942	\$3,241,942
81020 Non-County Appropriated Rehabilitation Loan	0	0	0	0	0
81030 FCRHA Revolving Development	53,029	0	378,731	0	0
81050 FCRHA Private Financing	128,012	4,103	1,865,897	0	0
81060 FCRHA Internal Service	3,681,590	3,409,540	4,499,958	3,795,720	3,795,720
81100 Fairfax County Rental Program	4,453,811	4,522,291	4,647,888	4,415,023	4,415,023
81200 Housing Partnerships	1,470,819	1,744,703	2,113,796	1,933,572	1,933,572
Subtotal, FCRHA Funds	\$13,631,164	\$13,196,466	\$18,522,036	\$13,386,257	\$13,386,257
Less:					
81060 FCRHA Internal Service	(\$3,681,590)	(\$3,409,540)	(\$4,499,958)	(\$3,795,720)	(\$3,795,720)
Total, FCRHA Funds	\$9,949,574	\$9,786,926	\$14,022,078	\$9,590,537	\$9,590,537
Total, All Sources	\$115,551,291	\$114,043,594	\$184,066,246	\$123,416,994	\$123,416,994
Less:					
81060 FCRHA Internal Service	(\$3,681,590)	(\$3,409,540)	(\$4,499,958)	(\$3,795,720)	(\$3,795,720)
NET TOTAL, ALL SOURCES	\$111,869,701	\$110,634,054	\$179,566,288	\$119,621,274	\$119,621,274
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)					
Regular	114 / 114	114 / 114	117 / 117	117 / 117	117 / 117
Grant	112 / 112	112 / 112	109 / 109	109 / 109	109 / 109
Total Positions	226 / 226	226 / 226	226 / 226	226 / 226	226 / 226

Housing and Community Development Program Overview

<u>ORGANIZATIONAL MANAGEMENT & DEVELOPMENT</u>		<u>RENTAL HOUSING PROPERTY MANAGEMENT</u>		FCRHA:	
General Fund:		FCRP:		1 HCD Division Director	
1	Director	1	Housing/Community Developer V	1	Housing/Community Developer V
1	Deputy Director	1	Housing/Community Developer IV	2	Housing/Community Developers III
1	HCD Division Director	1	Housing/Community Developer II	<u>COMMUNITY/NEIGHBORHOOD IMPROVEMENT</u>	
1	Finance Manager	1	Housing Services Specialist IV	General Fund:	
2	Financial Specialists IV	2	Housing Services Specialists II	1	Deputy Director
1	Contract Analyst III	1	Housing Services Specialist I	1	HCD Division Director
2	Accountants II	1	Assistant Supervisor Facilities Support	1	Real Estate/Grant Manager
1	Accountant I	1	Chief Building Maintenance Section	1	Finance Manager
1	Housing/Community Developer V	1	Electrician II	2	Housing/Community Developers IV
1	Info. Tech. Program Manager I	1	Plumber II	1	Administrative Assistant IV
1	Network/Telecom. Analyst III	1	Engineering Technician II	CDBG:	
2	Network/Telecom. Analysts II	1	Material Management Specialist III	1	HCD Division Director
1	Human Resources Generalist II	3	General Building Maintenance Workers II	2	Housing/Community Developers V
1	Information Officer III	2	General Building Maintenance Workers I	4	Housing/Community Developers IV
6	Administrative Assistants IV	1	Administrative Assistant V	1	Accountant III
1	Administrative Assistant III	1	Administrative Assistant IV	1	Administrative Assistant IV
FCRHA:		1	Administrative Assistant II	1	Senior Maintenance Supervisor
1	HCD Division Director	2	Human Services Assistants	2	General Building Maintenance Workers I
1	Housing/Community Developer IV	FCRP-RAD:		FCRHA:	
1	Financial Specialist IV	2	Housing Services Specialists II	1	Housing/Community Developer V
1	Financial Specialist III	2	General Building Maintenance Workers II	2	Housing/Community Developers IV
1	Accountant III	Housing Partnerships:		<u>AFFORDABLE HOUSING FINANCE</u>	
2	Accountants II	1	HCD Division Director	General Fund:	
1	Information Officer II	2	Housing Services Specialists II	1	Housing Services Specialist III
1	Planning Tech II	1	Housing Services Specialist I	FCRHA:	
1	Administrative Assistant V	1	HVAC II	1	Housing/Community Developer IV
3	Administrative Assistants II	1	General Building Maintenance Worker II	<u>AFFORDABLE RENTAL HOUSING SUBSIDIES</u>	
<u>RENTAL HOUSING PROPERTY MANAGEMENT</u>		1	Plumber I	Housing Choice Voucher:	
General Fund:		Public Housing Management:		3	Housing Services Specialists V
3	HCD Division Directors	1	Housing/Community Developer V	1	Housing Services Specialist IV
1	Housing Services Specialist V	3	Housing Services Specialists V	4	Housing Services Specialists III
1	Material Management Supervisor	1	Housing Services Specialist IV	24	Housing Services Specialists II
1	Housing/Community Developer V	5	Housing Services Specialists III	1	Financial Specialist II
1	Management Analyst III	9	Housing Services Specialists II	1	Accountant I
2	Housing/Community Developers II	2	Housing Services Specialists I	1	Fraud Investigator
2	Administrative Assistants IV	1	Financial Specialist IV	3	Administrative Assistants IV
1	Administrative Assistant III	1	Financial Specialist III	3	Administrative Assistants III
Elderly Housing Programs:		1	Management Analyst I	1	Administrative Assistant II
1	Director of Senior Housing	1	Human Services Coordinator II	<u>GRANTS MANAGEMENT</u>	
1	Chief Building Maintenance Section	2	Administrative Assistants IV	HOME:	
1	Trades Supervisor	1	Administrative Assistant III	1	Housing/Community Developer IV
1	Housing Services Specialist III	1	Chief Building Maintenance Section	1	Housing Services Specialist II
1	Housing Services Specialist II	1	Plumber II	FCRHA:	
1	Housing Services Specialist I	1	Preventative Maintenance Specialist	1	Housing/Community Developer IV
1	Electrician II	4	HVACs I	1	Housing/Community Developer III
1	General Building Maintenance Worker I	5	General Building Maintenance Workers II	Housing Grants and Projects:	
3	Facility Attendants II	4	General Building Maintenance Workers I	1	Housing Services Specialist III
1	Maintenance Trade Helper II	1	Locksmith II	1	Housing Services Specialist II
FCRHA:		Public Housing Modernization:		FCRHA:	
1	Housing Services Specialist IV	1	Housing/Community Developer III	1	Housing/Community Developer IV
1	Housing/Community Developer III	<u>HOMEOWNERSHIP PROGRAM</u>		1	Housing/Community Developer III
1	Administrative Assistant III	CDBG:		Housing Grants and Projects:	
1	Administrative Assistant II	1	Housing Services Specialist IV	1	Housing Services Specialist III
TOTAL POSITIONS		3	Housing/Community Developers II	Housing Grants and Projects:	
117 Regular Positions / 117.0 Regular FTE		1	Administrative Assistant IV	1 Housing Services Specialist II	
109 Grant Positions / 109.0 Grant FTE in Funds 50800, 50810, 81500, 81510, 81520, and 81530					

Housing and Community Development Program Overview

Housing Fund Structure

In many cases HCD service areas span multiple elements of the fund structure which follows. For example, the General Fund and the FCRHA Operating staff support most of the activities of the Department.

- ◆ County General Fund
 - Fund 10001, General Operating
This fund supports positions in Agency 38, HCD, and provides limited support for expenses such as administrative and maintenance staff costs, as well as a portion of condominium fees for certain FCRHA-owned units, limited partnership real estate taxes, and building maintenance.

- ◆ FCRHA General Operating
 - Fund 81000, FCRHA General Operating
This fund includes all FCRHA revenues generated by rental income, financing fees earned from issuance of bonds, monitoring and service fees charged to developers, investment income, project reimbursements, consultant fees, ground rents on land leased to developers and office space leased to County agencies. Revenues support operating expenses for the administration of the private activity bonds, Home Improvement Loan Program (HILP) loan processing staff and other administrative costs, which crosscut all programs and activities managed by the FCRHA.

- ◆ Capital Projects
 - Fund 30300, The Penny for Affordable Housing Fund
 - Fund 30310, Housing Assistance Program
These funds provide County support for both affordable housing and limited community revitalization capital projects. Fund 30300, The Penny for Affordable Housing Fund, is designed to provide funds to quickly and significantly impact the availability of affordable housing in the County within established criteria. Fund 30300 also supports the Bridging Affordability program, which provides local rental subsidies to individuals and families experiencing homelessness as well as households on Fairfax County's affordable housing waiting lists, including persons with special needs or disabilities. Consistent with the Board's direction in the Housing Blueprint, the Bridging Affordability Program is administered by HCD with specific grants made to one or more of the County's non-profit partners. HCD will continue to provide program compliance, inspect units and administer the contracts with the non-profit partners. A portion of the operations revenue at the County-owned Wedgewood property are used to fund the program, including two merit positions that support the program. Fund 30310, Housing Assistance Program, supports residential improvement and repair projects, including staff resources, marketing, consultant services and capitalized projects.

- ◆ Special Revenue Funds
 - Fund 40300, Housing Trust Fund
 - Fund 40330, Elderly Housing Programs
 - Fund 40360, Homeowner and Business Loan Programs
 - Fund 50800, Community Development Block Grant (CDBG)
 - Fund 50810, HOME Investment Partnerships Program (HOME)
 - Fund 81020, Non-County Appropriated Rehabilitation Loan Program
These funds include housing programs which have a variety of sources of revenue, including rental income, federal or state support, bank funds, or proffered contributions. Fund 40300, Housing Trust Fund, utilizes proffered contributions from private developers, County contributions, and investment earnings to encourage the preservation, development, and

Housing and Community Development Program Overview

redevelopment of affordable housing by the FCRHA, non-profit sponsors, and the private sector. Fund 40330, Elderly Housing Programs, supports the operation of FCRHA-owned affordable housing for the low- and moderate-income elderly of the County. Fund 40360, Homeowner and Business Loan Programs, supports homeowner assistance such as the Moderate Income Direct Sales Program, aids homeowners in the purchase of homes, and manages a federal grant which provides loans to small and minority businesses. Fund 50800, Community Development Block Grant, is a federal grant that is used to conserve and upgrade neighborhoods through the provision of public facilities, support for community services and stimulation of development of low- and moderate-income housing. Fund 50810, the HOME program, is a federal grant program that supports provision of affordable housing through acquisition, rehabilitation, new construction, and tenant-based rental assistance. Fund 81020, Non-County Appropriated Rehabilitation Loan Fund, represents funds raised from private sources for the rehabilitation and upgrading of housing, and works in conjunction with County-appropriated funds in the CDBG and the Homeowner and Business Loan Program funds.

◆ FCRHA Development Support

- Fund 81030, FCRHA Revolving Development
- Fund 81050, FCRHA Private Financing

Fund 81030, FCRHA Revolving Development, provides development support for proposed new FCRHA projects and provides temporary advances for architectural and engineering plans, studies, or fees for which federal, state, County, or private funds will reimburse the FCRHA at a later date. Funding for capital improvement projects to existing FCRP units is also provided.

Fund 81050, FCRHA Private Financing, is used to budget and report costs for two types of funds: those borrowed by the FCRHA from private lenders and other sources, and funds for FCRHA projects which are generated through the sale of FCRHA bonds.

◆ FCRHA Internal Service Fund

- Fund 81060, FCRHA Internal Service Fund

This fund was established in FY 1998 to charge for goods and services that are shared among several housing funds. These costs include items such as office supplies, telephones, postage, copying, insurance, and audits which have been budgeted and paid from one of the FCRHA's funds and then allocated to the other funds proportionate to their share of the costs. This fund also includes costs associated with the maintenance and operation of FCRHA housing development, such as service contracts for extermination, custodial work, elevator maintenance, and grounds maintenance. The fund allows one contract to be established for goods and services, as opposed to multiple contracts in various funds.

◆ Local Rental Housing Program

- Fund 81100, Fairfax County Rental Program (FCRP)

This fund covers the operation of housing developments that are owned or managed by the FCRHA, other than federally-assisted public housing and certain County-supported rental housing. This includes operating costs for the FCRP units, the Woodley Hills Estates manufactured housing development, and projects regulated by the VHDA, including group homes for people with physical or developmental disabilities. These latter units are owned and maintained by FCRHA while programs for the residents are administered by the Fairfax-Falls Church Community Services Board (CSB).

Housing and Community Development Program Overview

- Fund 81200, FCRHA Housing Partnerships
- Fund 81300, Rental Assistance Demonstration (RAD) – Fairfax County Rental Program (FCRP)
Fund 81200, FCRHA Housing Partnerships, was established in FY 2002 to budget and account for revenue and expenditures related to the housing developments owned by partnerships between the FCRHA and private investors. Financial records for these partnerships are maintained separately outside the County financial systems in order to meet accounting and reporting requirements, but are included in the consolidated audit. Positions and associated administrative costs supporting the Housing Partnership program are reflected in Fund 81200 and other FCRHA funds where activities crosscut housing programs.

Fund 81300, Rental Assistance Demonstration (RAD)-FCRP was established in FY 2017 and is a local rental housing program that evolved from HUD's RAD initiative, which allows the conversion of traditional Public Housing units to a Housing Choice Voucher (HCV) Project-Based Voucher subsidy model.

◆ FCRHA Grants and Projects Fund

- Fund 81500, Housing Grants and Projects,
This fund was established in FY 2000 to administer grants awarded to the FCRHA.

◆ Federal Section 8 Rental Assistance

- Fund 81510, Housing Choice Voucher (HCV) Program
This fund provides federal housing rental assistance to families with low incomes to assist them in leasing housing in the private marketplace. A portion of rent payments is provided by HUD, through HCD, and is calculated under various formulas, incorporating family income and the fair market rent for various types of housing in the Washington Metropolitan Area. The FCRHA administers the program, providing rental vouchers to eligible participants and rental subsidies to certain housing developments.

◆ Public Housing Program

- Fund 81520, Public Housing Projects Under Management
- Fund 81530, Public Housing Projects Under Modernization
These funds represent the Federal Public Housing Program that supports the operation, modernization, or acquisition of rental housing to be owned and operated by local housing authorities such as the FCRHA. The Federal Public Housing Program had been divided into two separate components: projects in operation in Fund 81520, Public Housing Projects Under Management, and modernization of existing Public Housing facilities in Fund 81530, Public Housing Projects Under Modernization. Under the program qualifications for Public Housing, units are leased to low-income tenants who pay no more than 35 percent of adjusted income toward dwelling rent or a minimum of \$50 per month.