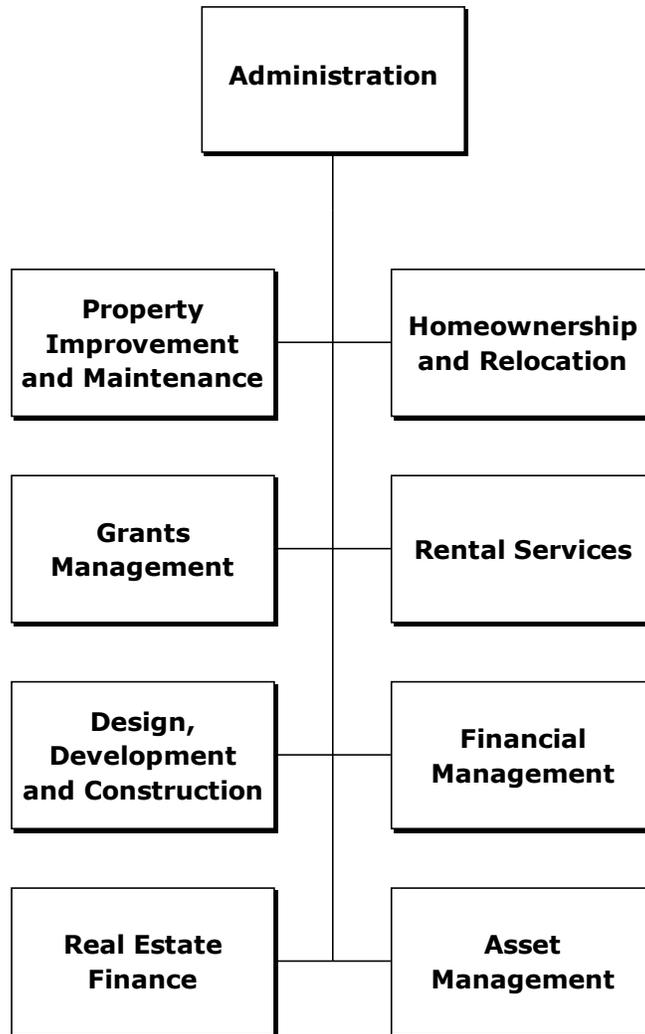


# Fund 81000

## Fairfax County Redevelopment and Housing Authority General Operating



### Mission

To preserve and increase opportunities for affordable housing in Fairfax County based on need, community priorities and the policy of the Fairfax County Redevelopment and Housing Authority (FCHRA) and the Board of Supervisors. Driven by community vision, to lead efforts to revitalize older areas of Fairfax County, to spur private reinvestment, maximize existing infrastructure and public investment, and create employment opportunities.

### Focus

Fund 81000, FCRHA General Operating, includes all FCRHA revenues generated by financing fees earned from the issuance of bonds, monitoring and service fees charged to developers, management fees, investment income, project reimbursements, consultant fees and ground rents on land leased to developers. Revenue supports operating expenses for the administration of the private activity bonds, homeownership programs, and other administrative costs, which crosscut many or all of the housing programs.

# Fund 81000

## Fairfax County Redevelopment and Housing Authority General Operating

In FY 2020, revenue projections for this fund are \$2,670,914, a decrease of \$164,466 or 5.8 percent from the FY 2019 Adopted Budget Plan amount. The decrease in revenue is primarily attributable to lower asset management fees projected for FY 2020. Expenditures total \$3,396,796, a decrease of \$97,035 or 2.8 percent from the FY 2019 Adopted Budget Plan amount. This decrease is primarily the result of reduced vehicle and office equipment charges in FY 2020.

It should also be noted that due to limited activity in Fund 81020, FCRHA Non-County Appropriated Rehabilitation Loan Program, was closed in FY 2018 and consolidated into Fund 81000. Following the significant downsizing of the Home Improvement Loan Program, which was supported in Fund 81020, the management of outstanding loans can be accommodated in Fund 81000. All assets, liabilities and equity associated with Fund 81020, including fund balances, were transferred to Fund 81000.

A portion of the staff costs associated with the FCRHA Partnership for Resident Opportunities, Growth, Resources and Economic Self-Sufficiency (PROGRESS) Center, Homeownership Programs, and FCRHA real estate development and financing activities are supported by the financing and development/management fees generated by these activities.

The FCRHA will continue to make tax-exempt financing available and earn related financing fees. The financing will be used for the agency's own development as well as for the construction or preservation of qualified multi-family housing owned by other developers. However, because many types of projects must compete for an allocation of tax-exempt bond authority from the limited pool of such authority available in the Commonwealth of Virginia, the number of FCRHA tax-exempt bond issues in any year is limited and will vary significantly from year to year.

### Budget and Staff Resources

Category	FY 2018 Actual	FY 2019 Adopted	FY 2019 Revised	FY 2020 Advertised	FY 2020 Adopted
<b>FUNDING</b>					
<b>Expenditures:</b>					
Personnel Services	\$2,704,569	\$3,017,478	\$3,017,478	\$2,993,514	\$3,023,561
Operating Expenses	870,859	751,353	764,023	648,235	648,235
Capital Equipment	341,316	0	255,842	0	0
<b>Subtotal</b>	<b>\$3,916,744</b>	<b>\$3,768,831</b>	<b>\$4,037,343</b>	<b>\$3,641,749</b>	<b>\$3,671,796</b>
Less:					
Recovered Costs	(\$205,894)	(\$275,000)	(\$275,000)	(\$275,000)	(\$275,000)
<b>Total Expenditures</b>	<b>\$3,710,850</b>	<b>\$3,493,831</b>	<b>\$3,762,343</b>	<b>\$3,366,749</b>	<b>\$3,396,796</b>
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	27 / 27	27 / 27	26 / 26	26 / 26	26 / 26

# Fund 81000

## Fairfax County Redevelopment and Housing Authority General Operating

<p><b><u>ORGANIZATIONAL MANAGEMENT &amp; DEVELOPMENT</u></b></p> <ul style="list-style-type: none"> <li>1 HCD Division Director</li> <li>1 Housing/Community Developer IV</li> <li>2 Financial Specialists IV</li> <li>1 Accountant III</li> <li>2 Accountants II</li> <li>1 Information Officer II</li> <li>1 Administrative Assistant V</li> <li>1 Administrative Assistant II</li> </ul>	<p><b><u>RENTAL HOUSING PROPERTY MANAGEMENT</u></b></p> <ul style="list-style-type: none"> <li>1 Housing Services Specialist IV</li> <li>1 Housing/Community Developer III</li> <li>1 Administrative Assistant III</li> <li>1 Administrative Assistant II</li> </ul> <p><b><u>AFFORDABLE HOUSING FINANCE</u></b></p> <ul style="list-style-type: none"> <li>1 Housing/Community Developer IV</li> <li>1 Housing/Community Developer III</li> </ul>	<p><b><u>GRANTS MANAGEMENT</u></b></p> <ul style="list-style-type: none"> <li>1 Housing/Community Developer IV</li> </ul> <p><b><u>HOMEOWNERSHIP PROGRAM</u></b></p> <ul style="list-style-type: none"> <li>1 HCD Division Director</li> <li>2 Housing/Community Developers III</li> </ul> <p><b><u>COMMUNITY/NEIGHBORHOOD IMPROVEMENT</u></b></p> <ul style="list-style-type: none"> <li>1 HCD Division Director</li> <li>1 Housing/Community Developer V</li> <li>3 Housing/Community Developers IV</li> <li>1 Planning Tech II</li> </ul>
<p><b><u>TOTAL POSITIONS</u></b> 26 Positions / 26.0 FTE</p>		

### FY 2020 Funding Adjustments

*The following funding adjustments from the FY 2019 Adopted Budget Plan are necessary to support the FY 2020 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 7, 2019.*

- ◆ **Employee Compensation** **\$94,982**  
 An increase of \$94,982 in Personnel Services includes \$57,362 for a 2.10 percent market rate adjustment (MRA) for all employees and \$37,620 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2019.
- ◆ **Other Post-Employment Benefits** **\$7,467**  
 An increase of \$7,467 in Personnel Services reflects required adjustments associated with providing Other Post-Employment Benefits (OPEBs) to retirees, including the Retiree Health Benefits Subsidy. For more information on Other Post-Employment Benefits, please refer to Fund 73030, OPEB Trust, in Volume 2 of the FY 2020 Adopted Budget Plan.
- ◆ **Other Operating Adjustments** **(\$199,484)**  
 A decrease of \$199,484 is primarily attributable to a decrease of \$96,366 in Personnel Services due to an effort to align Housing and Community Development positions based on actual spending experience, and \$103,118 in Operating Expenses primarily due to vehicle charges and office equipment.

# Fund 81000

## Fairfax County Redevelopment and Housing Authority General Operating

---

### **Changes to FY 2019 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2019 Revised Budget Plan since passage of the FY 2019 Adopted Budget Plan. Included are all adjustments made as part of the FY 2018 Carryover Review, FY 2019 Third Quarter Review, and all other approved changes through April 30, 2019.*

- ◆ **Carryover Adjustments** **\$268,512**  
As part of the *FY 2018 Carryover Review*, the Board of Supervisors approved funding of \$268,512 due to encumbered funding of \$12,670 in Operating Expenses and \$255,842 in Capital Outlay primarily due to infrastructure repair work at Pender Drive and One University.
  
- ◆ **Position Realignment** **\$0**  
As part of an ongoing effort to realign positions within the Department of Housing and Community Development based on real-time tracking, posting of time and attendance and programmatic operations, 1/1.0 FTE Financial Specialist III was transferred from Fund 81000, FCRHA General Operating to Fund 81510, Housing Choice Voucher Program.

# Fund 81000

## Fairfax County Redevelopment and Housing Authority General Operating

### FUND STATEMENT

#### Fund 81000, FCRHA General Operating<sup>1</sup>

	FY 2018 Actual	FY 2019 Adopted Budget Plan	FY 2019 Revised Budget Plan	FY 2020 Advertised Budget Plan	FY 2020 Adopted Budget Plan
<b>Beginning Balance</b>	\$13,355,360	\$12,562,588	\$13,725,738	\$12,798,775	\$12,798,775
Revenue:					
Investment Income	\$184,595	\$70,000	\$70,000	\$82,596	\$82,596
Monitoring/Developer Fees	301,696	404,289	404,289	402,183	402,183
Rental Income	80,244	90,554	90,554	82,651	82,651
Program Income	2,378,189	2,156,558	2,156,558	1,928,047	1,928,047
Other Income	899,094	113,979	113,979	175,437	175,437
<b>Total Revenue</b>	<b>\$3,843,818</b>	<b>\$2,835,380</b>	<b>\$2,835,380</b>	<b>\$2,670,914</b>	<b>\$2,670,914</b>
<b>Total Available</b>	<b>\$17,199,178</b>	<b>\$15,397,968</b>	<b>\$16,561,118</b>	<b>\$15,469,689</b>	<b>\$15,469,689</b>
Expenditures:					
Personnel Services	\$2,704,569	\$3,017,478	\$3,017,478	\$2,993,514	\$3,023,561
Operating Expenses	870,859	751,353	764,023	648,235	648,235
Capital Outlay	341,316	0	255,842	0	0
Recovered Cost	(205,894)	(275,000)	(275,000)	(275,000)	(275,000)
<b>Total Expenditures</b>	<b>\$3,710,850</b>	<b>\$3,493,831</b>	<b>\$3,762,343</b>	<b>\$3,366,749</b>	<b>\$3,396,796</b>
<b>Total Disbursements</b>	<b>\$3,710,850</b>	<b>\$3,493,831</b>	<b>\$3,762,343</b>	<b>\$3,366,749</b>	<b>\$3,396,796</b>
<b>Ending Balance</b>	<b>\$13,488,328</b>	<b>\$11,904,137</b>	<b>\$12,798,775</b>	<b>\$12,102,940</b>	<b>\$12,072,893</b>
Debt Service Reserve	\$0	\$0	\$0	\$0	\$0
FCRHA Restricted Reserves	6,600,755	7,894,728	7,600,755	7,600,755	7,600,755
FCRHA Operating Reserves	0	0	0	4,264,775	4,264,775
Unreserved Ending Balance	6,887,573	4,009,409	5,198,020	237,410	207,363

<sup>1</sup> In FY 2019, Fund 81020, Non-County Appropriated Rehabilitation Loan Program, was consolidated into Fund 81000, FCRHA General Operating. All assets, liabilities and equity associated with Fund 81020 have been transferred into Fund 81000. The FY 2019 Revised Budget Plan Beginning Balance includes a balance of \$237,410 transferred from Fund 81020.