

Fund 40300: Housing Trust

FUND STATEMENT

Category	FY 2020 Estimate	FY 2020 Actual	Increase (Decrease) (Col. 2-1)	FY 2021 Adopted Budget Plan	FY 2021 Revised Budget Plan	Increase (Decrease) (Col. 5-4)
Beginning Balance^{1,2}	\$12,458,088	\$12,458,088	\$0	\$2,979,030	\$25,917,327	\$22,938,297
Revenue:						
Proffered Contributions	\$0	\$4,166,756	\$4,166,756	\$0	\$0	\$0
Investment Income	105,000	169,119	64,119	150,000	150,000	0
Miscellaneous Revenue	1,193,265	2,049,727	856,462	3,511,782	3,511,782	0
Total Revenue	\$1,298,265	\$6,385,602	\$5,087,337	\$3,661,782	\$3,661,782	\$0
Total Available	\$13,756,353	\$18,843,690	\$5,087,337	\$6,640,812	\$29,579,109	\$22,938,297
Expenditures:						
Capital Projects	\$13,527,293	\$1,400,097	(\$12,127,196)	\$3,661,782	\$25,217,181	\$21,555,399
Total Expenditures	\$13,527,293	\$1,400,097	(\$12,127,196)	\$3,661,782	\$25,217,181	\$21,555,399
Transfers Out:						
Park Improvement Fund (80300)	\$0	\$0	\$0	\$0	\$1,500,000	\$1,500,000
Total Transfers Out	\$0	\$0	\$0	\$0	\$1,500,000	\$1,500,000
Total Disbursements	\$13,527,293	\$1,400,097	(\$12,127,196)	\$3,661,782	\$26,717,181	\$23,055,399
Ending Balance³	\$229,060	\$17,443,593	\$17,214,533	\$2,979,030	\$2,861,928	(\$117,102)
Reserved Fund Balance ⁴	\$229,060	\$229,060	\$0	\$229,060	\$229,060	\$0
Unreserved Ending Balance	\$0	\$17,214,533	\$17,214,533	\$2,749,970	\$2,632,868	(\$117,102)

¹ Fund 30310, Housing Assistance Program, is consolidated into Funds 30300, Affordable Housing Development and Investment and 40300, Housing Trust, beginning in FY 2021. All assets, liabilities and equity associated with Fund 30310 are transferred into Funds 30300 and 40300. FY 2021 Revised Beginning Balance includes balance of \$4,030,570 transferred from Fund 30310.

² Fund 40360, Homeowner and Business Loan Programs, is consolidated into Fund 40300, Housing Trust, beginning in FY 2021. All assets, liabilities and equity associated with Fund 40360 are transferred to Fund 40300. FY 2021 Revised Beginning Balance includes balance of \$4,443,164 transferred from Fund 40360.

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.

⁴ The Reserved Fund Balance reflects revenue receivable to the Housing Trust Fund for interest owed by Cornerstones Housing Corporation (formerly Reston Interfaith) on an equity lien held by the FCRHA.

Fund 40300: Housing Trust

SUMMARY OF CAPITAL PROJECTS

Project	Total Project Estimate	Prior Year Actual Expenditures	Current Year Adopted Budget	Adopted + Carryover + Out of Cycle	Adjustments to Carryover	Carryover Revised Budget
ADA Compliance - HCD Pender (HF-000115)	\$400,000	\$0.00	\$0.00	\$100,000	\$0	\$100,000
ADU Acquisitions (HF-000093)	4,732,716	748,276.72	300,000.00	1,251,723	1,200,000	2,451,723
Affordable Housing Investment (2H38-215-000)	1,487,381	0.00	0.00	806,000	0	806,000
Autumn Willow (HF-000157)	500,000	39,959.88	0.00	460,040	0	460,040
County Rehabilitation Loans (2H38-219-000)	38,950	0.00	0.00	0	38,950	38,950
Feasibility and Site Work Studies (2H38-210-000)	1,408,693	88,454.69	0.00	102,371	975,149	1,077,520
HP-Housing Proffer Contributions-General (HF-000082)	319,317	0.00	0.00	311,758	7,559	319,317
HP-Housing Proffer Contributions-Tyson's (HF-000081)	8,749,622	0.00	0.00	5,222,283	3,527,339	8,749,622
Land/Unit Acquisition (2H38-066-000)		405,599.84	211,782.00	628,437	100,000	728,437
Lewinsville Redevelopment (2H38-064-000)	2,529,382	438.86	0.00	83,233	0	83,233
Little River Glen IV (HF-000158)	282,772	0.00	0.00	282,772	0	282,772
MIDS Resale (2H38-220-000)	2,771,346	0.00	2,500,000.00	2,500,000	271,346	2,771,346
Murraygate Renovation-Construction Loan (2H38-222-000)	1,551,152	0.00	0.00	1,551,152	0	1,551,152
North Hill/Commerce Street Redevelopment (HF-000160)	1,960,948	0.00	0.00	0	1,960,948	1,960,948
North Hill/Woodley Hills Estate (HF-000159)	1,517,929	0.00	0.00	0	1,517,929	1,517,929
One University (HF-000100)	600,000	73,036.81	0.00	504,313	0	504,313
Rehabilitation of FCRHA Properties (2H38-068-000)		0.00	500,000.00	800,000	(150,000)	650,000
Reservation/Emergencies & Opportunities (2H38-065-000)		0.00	0.00	285,006	91,544	376,550
Senior/Disabled Housing/Homeless (2H38-192-000)	1,614,254	44,330.62	0.00	533,634	0	533,634
Undesignated Housing Trust Fund (2H38-060-000)		0.00	150,000.00	366,257	(112,561)	253,696
Total	\$30,464,462	\$1,400,097.42	\$3,661,782.00	\$15,788,977	\$9,428,203	\$25,217,181