

Fund 50800: Community Development Block Grant

Mission To conserve and upgrade low- and moderate-income neighborhoods through the provision of public facilities, home improvements, public services and economic development, and to stimulate the development and preservation of low- and moderate-income housing.

Focus The Community Development Block Grant (CDBG) program seeks to stimulate the development and preservation of low- and moderate-income housing through the provision of loans, public facilities, and improvements directed toward conserving and upgrading low- and moderate-income neighborhoods. It also supports the provision of special outreach and assistance services to low- and moderate-income households. Fairfax County receives an annual Community Development Block Grant through the U.S. Department of Housing and Urban Development (HUD). The use of these funds is subject to eligibility criteria established by Congress for the program and must meet one of three national objectives: (1) benefit low- and moderate-income persons; (2) prevent or eliminate slums or blight; or (3) meet an urgent need in the community. Specific uses of each annual grant are outlined in the Consolidated Plan One-Year Action Plan. The Board of Supervisors (BOS) has designated the Consolidated Community Funding Advisory Committee (CCFAC) as the citizen advisory group charged with overseeing the Consolidated Plan process. A Working Advisory Group (WAG), composed of members of the Fairfax County Redevelopment and Housing Authority (FCRHA) and the CCFAC, discusses community needs and funding priorities to formulate funding recommendations that are included in the Plan. The CCFAC releases the Plan for public comment and forwards the Plan to the BOS for a public hearing and adoption. The Plan is then forwarded to HUD for approval and final grant award.

Historically, CDBG funds have been used for:

- development and preservation of affordable housing;
- neighborhood improvements in communities designated as Conservation or Redevelopment Areas by the Board of Supervisors;
- needed services to the low- and moderate-income population;
- financial and technical assistance to homeowners for housing rehabilitation and repair;
- payments on loans used for affordable housing development; and
- administrative related program costs.

Details for specific projects in Program Year 46 (FY 2021) have been approved by the Board of Supervisors and submitted to HUD as part of the Consolidated Plan One-Year Action Plan for FY 2021.

A portion of the County's CDBG funding is combined with County General Funds and the Community Services Block Grant into the Consolidated Community Funding Pool (CCFP). CCFP provides funds through a competitive process to non-profit organizations for human services and affordable housing development and preservation. For more information about the CCFP, please see Fund 10020, Consolidated Community Funding Pool, in the General Fund Group section of Volume 2.

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FY 2021 Initiatives

In FY 2021, estimated funding of \$5,609,339, an increase of \$34,830, or 0.6 percent, over the FY 2020 Adopted Budget Plan amount of \$5,574,509, is included. Necessary adjustments to the estimate will be made as part of the *FY 2020 Carryover Review* after the final HUD award is received. Anticipated initiatives include the following:

- Funding of \$841,401 is available for targeted public services and affordable housing projects supported by the CCFP.
- Funding of \$1,079,189 is available for Section 108 Loan Payments. These loans were previously approved by the BOS and HUD, and funded affordable housing preservation and development, construction of the Olley Glen senior apartments and rehabilitation work at Strawbridge Square, and road and storm drainage improvements in five Conservation Areas.
- Funding of \$712,041 is included for Planning and Urban Design, and General Administration. This supports staff and operating costs for overall program management and planning for CDBG and Section 108 Loan programs. This includes preparation of the annual HUD consolidated plans and other program reports, administration and monitoring of non-profit contracts, evaluation of program performance, and planning for the development of affordable housing in the County.
- Funding of \$1,833,431 is allocated to Contingency Fund requirements for rehabilitation and/or Special Needs Housing. Details will be outlined in the Consolidated Plan One-Year Action Plan for FY 2021.
- Funding of \$607,851 is included for the Homeownership Assistance Program and provides support for the First-Time Homebuyer program, including down payment financial assistance to low- and moderate-income homebuyers, when available. These positions enter application data, maintain waiting lists, process applications, conduct lotteries and annual occupancy certifications, market new and resale units, and counsel applicants.
- Funding of \$415,129 supports staff and operating costs for the Home Repair for the Elderly Program. This program funds minor home repairs to help low-income elderly or disabled residents live in safe and sanitary housing.
- Funding of \$120,297 is included for Fair Housing Program implementation, including conducting and reporting on fair housing tests, investigating fair housing complaints, training rental agents and housing counselors in the County's rental market, and supporting activities that affirmatively further fair housing in the County.

Budget and Staff Resources

Category	FY 2019 Actual	FY 2020 Adopted	FY 2020 Revised	FY 2021 Advertised	FY 2021 Adopted
FUNDING					
Expenditures:					
CDBG Projects	\$6,859,567	\$5,574,509	\$34,379,873	\$5,609,339	\$5,609,339
Total Expenditures	\$6,859,567	\$5,574,509	\$34,379,873	\$5,609,339	\$5,609,339
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)					
Grant	14 / 14	14 / 14	14 / 14	14 / 14	14 / 14

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FY 2021 Funding Adjustments

The following funding adjustments from the FY 2020 Adopted Budget Plan are necessary to support the FY 2021 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 12, 2020.

U.S. Department of Housing and Urban Development (HUD) Award **\$34,830**
An increase of \$34,830 based on the FY 2020 HUD award was used to project expenditures for FY 2021.

Changes to FY 2020 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2020 Revised Budget Plan since passage of the FY 2020 Adopted Budget Plan. Included are all adjustments made as part of the FY 2019 Carryover Review, FY 2020 Third Quarter Review, and all other approved changes through April 30, 2020.

Carryover Adjustments **\$25,298,822**
As part of the FY 2019 Carryover Review, the Board of Supervisors approved funding of \$25,298,822, due to carryover of \$8,203,144 in unexpended grant balances. The remaining balance of \$17,095,678 is due to an increase of \$12,637,620 from the sales proceeds related to the redevelopment of the North Hill site, an increase of \$3,922,387 associated with the payoff of a loan made to Strawbridge Square, an increase of \$34,830 due to the amended HUD award and the appropriation of \$500,841 in program income received in FY 2019.

Third Quarter Adjustments **\$3,506,542**
As part of the FY 2020 Third Quarter Review, an increase of \$3,506,542 is included to recognize funds from the federal CARES Act through HUD. This funding will be used to provide emergency rent and utility assistance for families who have lost income due to COVID-19; operating support for affordable housing providers whose tenants are unable to pay their rent; and administrative support, if needed, to implement and monitor these activities.

Position Detail

The FY 2021 Adopted Budget Plan includes the following positions:

COMMUNITY DEVELOPMENT BLOCK GRANT - 14 Positions			
Homeownership Program			
1	Housing Services Specialist IV	1	Administrative Assistant IV
3	Housing/Community Developers II		
Community / Neighborhood Improvement			
1	Housing/Community Developer V	1	Senior Maintenance Supervisor
3	Housing/Community Developers IV	2	General Building Maintenance Workers I
1	Accountant III	1	Administrative Assistant IV

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

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FUND STATEMENT

Category	FY 2019 Actual	FY 2020 Adopted Budget Plan	FY 2020 Revised Budget Plan	FY 2021 Advertised Budget Plan	FY 2021 Adopted Budget Plan
Beginning Balance	\$31,058	\$0	\$6,081,719	\$0	\$0
Revenue:					
Community Development Block Grant (CDBG)	\$4,315,537	\$5,574,509	\$28,298,154	\$5,609,339	\$5,609,339
CDBG Program Income	8,594,691	0	0	0	0
Total Revenue	\$12,910,228	\$5,574,509	\$28,298,154	\$5,609,339	\$5,609,339
Total Available	\$12,941,286	\$5,574,509	\$34,379,873	\$5,609,339	\$5,609,339
Expenditures:					
CDBG Projects	\$6,859,567	\$5,574,509	\$34,379,873	\$5,609,339	\$5,609,339
Total Expenditures	\$6,859,567	\$5,574,509	\$34,379,873	\$5,609,339	\$5,609,339
Total Disbursements	\$6,859,567	\$5,574,509	\$34,379,873	\$5,609,339	\$5,609,339
Ending Balance	\$6,081,719	\$0	\$0	\$0	\$0

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SUMMARY OF GRANT FUNDING

Grant #	Description	FY 2019 Actual Expenditures	FY 2020 Revised Budget	FY 2021 Advertised Budget Plan	FY 2021 Adopted Budget Plan
1380020	Good Shepherd Housing	657,835.00	1,050,368.72	0	0
1380024	Fair Housing Program	83,680.95	343,645.11	120,297	120,297
1380026	Rehabilitation of FCRHA Properties	0.00	2,873,871.40	0	0
1380035	Home Repair for the Elderly	255,415.92	827,600.76	415,129	415,129
1380036	Contingency Fund	0.00	0.00	1,833,431	1,833,431
1380039	Planning and Urban Design	323,936.94	654,582.14	238,049	238,049
1380040	General Administration	478,681.19	1,191,515.80	473,992	473,992
1380042	Housing Program Relocation	0.00	520,750.00	0	0
1380043	Section 108 Loan Payments	1,099,480.25	4,563,790.10	1,079,189	1,079,189
1380057	Wesley Housing	496,469.80	448,721.65	0	0
1380060	Homeownership Assistance Program	474,570.95	1,019,813.73	607,851	607,851
1380062	Special Needs Housing	123,585.94	993,047.24	0	0
1380067	Pathway Homes	450,000.00	0.00	0	0
1380070	North Hill	0.00	13,257,832.86	0	0
1380076	Community Havens	7,153.00	0.00	0	0
1380079	Adjusting Factors	0.00	0.00	841,401	841,401
1380091	Affordable Housing RFP	2,120,907.00	3,127,791.05	0	0
1380094	Cornerstones	287,850.00	0.00	0	0
1CV3802	Community Development Block Grant-Coronavirus	0.00	3,506,542.00	0	0
Total		\$6,859,566.94	\$34,379,872.56	\$5,609,339	\$5,609,339