

# Fund 81300: RAD - Project-Based Voucher

**Mission** To manage affordable rental housing acquired by the Fairfax County Redevelopment and Housing Authority (FCRHA) and to maintain and preserve the units for long-term rental availability.

**Focus** Fund 81300, Rental Assistance Demonstration (RAD) – Project-Based Voucher (PBV), is a local rental housing program that has been initiated by the Department of Housing and Urban Development (HUD). Under RAD, housing authorities convert traditional public housing units to a new subsidy platform using Section 8 PBVs issued through the Housing Choice Voucher (HCV) Program. For more information about the HCV Program, see Fund 81510, HCV Program.

Under the PBV subsidy model, the tenant is responsible for a portion of the monthly rent with the remainder being disbursed from the HCV program as a Housing Assistance Payment (HAP) to the property.

In October of 2020, the County Executive approved the reassignment of merit positions to effectuate the transition from County management of residential properties to private third-party management. This action necessitated the ongoing reassignment of merit positions and the transition will be effective July 1, 2021.

In FY 2022, Fund 81300 will support a total of 1,065 units, including 1,060 PBV units and five offline units. All RAD units will be third-party managed. These units are multi-family rental properties and scattered site units throughout the County.

The following table summarizes the number of units for each property managed by third-party companies, and the projected FY 2022 operating costs.

RAD-PBV Third-Party Managed Properties and FY 2022 Operating Costs			
Project Name	Units	FY 2022 Budget	Supervisory District
The Atrium	37	\$0	Lee
Audubon <sup>1</sup>	46	0	Lee
Belleview	40	0	Mt. Vernon
Barkley Square	3	0	Providence
Barros Circle <sup>1</sup>	44	0	Sully
Briarcliff II	20	0	Providence
Colchester Town	8	0	Lee
Greenwood	138	0	Mason
Greenwood II	4	0	Lee
Heritage Woods North	12	0	Braddock
Heritage Woods South	32	0	Braddock
Kingsley Park <sup>1</sup>	108	0	Providence
Newington Station	36	0	Mt. Vernon
Old Mill Gardens <sup>1</sup>	48	0	Mt. Vernon
Ragan Oaks	51	0	Springfield
Reston Town Center	30	0	Hunter Mill
Robinson Square	46	0	Braddock
Rosedale Manor <sup>1</sup>	97	0	Mason
Shadowood	16	0	Hunter Mill

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RAD-PBV Third-Party Managed Properties and FY 2022 Operating Costs			
Project Name	Units	FY 2022 Budget	Supervisory District
Sheffield Village	8	0	Mt. Vernon
Springfield Green	5	0	Lee
Tavenner Lane <sup>2</sup>	12	N/A	Lee
The Green	50	0	Hunter Mill
The Park	24	0	Lee
Villages at Falls Church	36	0	Mason
Waters Edge	9	0	Springfield
Westford I, II and III	105	0	Mt. Vernon
<b>Total<sup>3</sup></b>	<b>1,065</b>	<b>\$200,770</b>	

<sup>1</sup> Audubon, Barros Circle, Kingsley Park, Old Mill Gardens and Rosedale Manor include one unit each being used as office space or community rooms as allowed under HUD guidelines.

<sup>2</sup> The 12 units of Tavenner Lane are part of the federally-assisted RAD program and are reflected in Fund 81300, RAD – Project-Based Voucher. However, operating expenses for all 12 units are budgeted for and included in Fund 81200, Housing Partnerships, due to their ownership structure.

<sup>3</sup> Total FY 2022 funding includes \$200,770 in the RAD-PBV Operating Fund for general program oversight.

## Budget and Staff Resources

Category	FY 2020 Actual	FY 2021 Adopted	FY 2021 Revised	FY 2022 Advertised	FY 2022 Adopted
<b>FUNDING</b>					
<b>Expenditures:</b>					
Personnel Services	\$3,036,705	\$3,220,206	\$3,233,662	\$0	\$0
Operating Expenses	6,713,032	5,618,078	5,664,068	200,770	200,770
Capital Projects	283,353	1,408,451	3,553,227	0	0
<b>Subtotal</b>	<b>\$10,033,090</b>	<b>\$10,246,735</b>	<b>\$12,450,957</b>	<b>\$200,770</b>	<b>\$200,770</b>
Less:					
Recovered Costs	(\$1,150,748)	(\$1,408,451)	(\$3,553,227)	\$0	\$0
<b>Total Expenditures</b>	<b>\$8,882,342</b>	<b>\$8,838,284</b>	<b>\$8,897,730</b>	<b>\$200,770</b>	<b>\$200,770</b>
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	36 / 36	36 / 36	36 / 36	36 / 36	0 / 0

## FY 2022 Funding Adjustments

The following funding adjustments from the *FY 2021 Adopted Budget Plan* are necessary to support the FY 2022 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 4, 2021.

### Third-Party Management (\$8,637,514)

A net decrease of \$8,637,514 and 36/36.0 FTE positions comprises decreases of \$3,220,206 in Personnel Services, \$5,417,308 in Operating Expenses, and \$1,408,451 in Capital Projects, partially offset by an increase of \$1,408,451 in Recovered Costs as a result of HCD shifting its property management functions to third-party management in FY 2022.

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### Changes to FY 2021 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2021 Revised Budget Plan since passage of the FY 2021 Adopted Budget Plan. Included are all adjustments made as part of the FY 2020 Carryover Review, FY 2021 Mid-Year Review, FY 2021 Third Quarter Review, and all other approved changes through April 30, 2021.

**Carryover Adjustments \$45,990**

As part of the FY 2020 Carryover Review, the Board of Supervisors approved encumbered carryover of \$45,990 primarily to support maintenance and repair services.

**Third Quarter Adjustments \$13,456**

As part of the FY 2021 Third Quarter Review, the Board of Supervisors approved funding of \$13,456 in Personnel Services for a one-time compensation adjustment of \$1,000 for merit employees and \$500 for non-merit employees paid in May 2021.

### Position Detail

The FY 2022 Adopted Budget Plan includes the following positions:

RAD - PROJECT-BASED VOUCHER - 0 Positions			
0	Housing Services Specialists V [-2]	0	Plumbers II [-1]
0	Housing Community Developers III [-1]	0	HVACs I [-4]
0	Housing Services Specialists IV [-1]	0	Locksmiths II [-1]
0	Housing Services Specialists III [-1]	0	General Building Maintenance Workers II [-7]
0	Housing Services Specialists II [-5]	0	General Building Maintenance Workers I [-4]
0	Financial Specialists III [-1]	0	Human Services Coordinators II [-1]
0	Management Analysts I [-1]	0	Administrative Assistants IV [-2]
0	Building Maintenance Section Chiefs [-1]	0	Administrative Assistants III [-2]
0	Preventative Maintenance Specialists [-1]		
- Denotes Abolished Position(s) due to shift to Third-Party Management			

## Fund 81300: RAD - Project-Based Voucher

### FUND STATEMENT

Category	FY 2020 Actual	FY 2021 Adopted Budget Plan	FY 2021 Revised Budget Plan	FY 2022 Advertised Budget Plan	FY 2022 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$7,359,362</b>	<b>\$6,723,418</b>	<b>\$6,488,535</b>	<b>\$5,343,393</b>	<b>\$5,329,937</b>
<b>Revenue:</b>					
Rental Income	\$4,120,206	\$4,589,301	\$4,589,301	\$0	\$0
Housing Assistance Payment Income	3,720,007	3,059,534	3,059,534	0	0
Management Fee	0	0	0	165,770	165,770
Investment Income	38,708	34,807	34,807	35,000	35,000
Other Income	132,594	55,490	55,490	0	0
<b>Total Revenue</b>	<b>\$8,011,515</b>	<b>\$7,739,132</b>	<b>\$7,739,132</b>	<b>\$200,770</b>	<b>\$200,770</b>
<b>Total Available</b>	<b>\$15,370,877</b>	<b>\$14,462,550</b>	<b>\$14,227,667</b>	<b>\$5,544,163</b>	<b>\$5,530,707</b>
<b>Expenditures:</b>					
Personnel Services	\$3,036,705	\$3,220,206	\$3,233,662	\$0	\$0
Operating Expenses	5,499,179	4,373,880	4,419,870	200,770	200,770
ADRR	1,213,853	1,244,198	1,244,198	0	0
Capital Outlay	283,353	1,408,451	3,553,227	0	0
CNA Reimbursement	(1,150,748)	(1,408,451)	(3,553,227)	0	0
<b>Total Expenditures</b>	<b>\$8,882,342</b>	<b>\$8,838,284</b>	<b>\$8,897,730</b>	<b>\$200,770</b>	<b>\$200,770</b>
<b>Total Disbursements</b>	<b>\$8,882,342</b>	<b>\$8,838,284</b>	<b>\$8,897,730</b>	<b>\$200,770</b>	<b>\$200,770</b>
<b>Ending Balance</b>	<b>\$6,488,535</b>	<b>\$5,624,266</b>	<b>\$5,329,937</b>	<b>\$5,343,393</b>	<b>\$5,329,937</b>
Operational Reserve	\$766,080	\$259,218	\$864,625	\$878,081	\$864,625
Restricted HUD Capital Needs Reserve <sup>1</sup>	5,722,455	5,365,048	4,465,312	4,465,312	4,465,312
<b>Unreserved Ending Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> The Restricted HUD Capital Needs Reserve was required by HUD to support critical capital needs and improvements as identified in the 20-year Capital Needs Assessment as part of the conversion to RAD. This reserve is held in a separate bank account and includes additional funding of \$1,035,096 not shown on this fund statement.