

# 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 transition of Fairfax County Redevelopment and Housing Authority properties under the direct management of the Department of Housing and Community Development to private third-party management. This action necessitated the ongoing reassignment of merit positions. The position tables do not reflect the impacted positions and will be updated; 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

## Fund 81300: RAD - Project-Based Voucher

RAD-PBV Third-Party Managed Properties and FY 2022 Operating Costs			
Project Name	Units	FY 2022 Budget	Supervisory District
Shadowood	16	0	Hunter Mill
Sheffield Village	8	0	Mt. Vernon
Springfield Green	5	0	Lee
Tavener 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 Tavener 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
<b>FUNDING</b>				
<b>Expenditures:</b>				
Personnel Services	\$3,036,705	\$3,220,206	\$3,220,206	\$0
Operating Expenses	6,713,032	5,618,078	5,664,068	200,770
Capital Projects	283,353	1,408,451	3,553,227	0
<b>Subtotal</b>	<b>\$10,033,090</b>	<b>\$10,246,735</b>	<b>\$12,437,501</b>	<b>\$200,770</b>
Less:				
Recovered Costs	(\$1,150,748)	(\$1,408,451)	(\$3,553,227)	\$0
<b>Total Expenditures</b>	<b>\$8,882,342</b>	<b>\$8,838,284</b>	<b>\$8,884,274</b>	<b>\$200,770</b>
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>				
Regular	36 / 36	36 / 36	36 / 36	36 / 36

## FY 2022 Funding Adjustments

The following funding adjustments from the FY 2021 Adopted Budget Plan are necessary to support the FY 2022 program:

**Third-Party Management** **(\$8,637,514)**  
 A net decrease of \$8,637,514 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, and all other approved changes through December 31, 2020:

**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.

### Position Detail

The FY 2022 Advertised Budget Plan includes the following positions:

RAD - PROJECT-BASED VOUCHER - 36 Positions*			
2	Housing Services Specialists V	1	Plumber II
1	Housing Community Developer III	4	HVACs I
1	Housing Services Specialist IV	1	Locksmith II
1	Housing Services Specialist III	7	General Building Maintenance Workers II
5	Housing Services Specialists II	4	General Building Maintenance Workers I
1	Financial Specialist III	1	Human Services Coordinator II
1	Management Analyst I	2	Administrative Assistants IV
1	Chief Building Maintenance Section	2	Administrative Assistants III
1	Preventative Maintenance Specialist		

\*As a result of HCD shifting its property management functions to third-party management in FY 2022, the organizational structure of the agency will be modified, and additional position adjustments will be required.

## 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
<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>Revenue:</b>				
Rental Income <sup>1</sup>	\$4,120,206	\$4,589,301	\$4,589,301	\$0
Housing Assistance Payment Income <sup>1</sup>	3,720,007	3,059,534	3,059,534	0
Management Fee	0	0	0	165,770
Investment Income	38,708	34,807	34,807	35,000
Other Income <sup>1</sup>	132,594	55,490	55,490	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>Total Available</b>	<b>\$15,370,877</b>	<b>\$14,462,550</b>	<b>\$14,227,667</b>	<b>\$5,544,163</b>
<b>Expenditures:</b>				
Personnel Services	\$3,036,705	\$3,220,206	\$3,220,206	\$0
Operating Expenses <sup>1</sup>	5,499,179	4,373,880	4,419,870	200,770
ADRR	1,213,853	1,244,198	1,244,198	0
Capital Outlay	283,353	1,408,451	3,553,227	0
CNA Reimbursement	(1,150,748)	(1,408,451)	(3,553,227)	0
<b>Total Expenditures</b>	<b>\$8,882,342</b>	<b>\$8,838,284</b>	<b>\$8,884,274</b>	<b>\$200,770</b>
<b>Total Disbursements</b>	<b>\$8,882,342</b>	<b>\$8,838,284</b>	<b>\$8,884,274</b>	<b>\$200,770</b>
<b>Ending Balance</b>	<b>\$6,488,535</b>	<b>\$5,624,266</b>	<b>\$5,343,393</b>	<b>\$5,343,393</b>
Operational Reserve	\$766,080	\$259,218	\$878,081	\$878,081
Restricted HUD Capital Needs Reserve <sup>2</sup>	5,722,455	5,365,048	4,465,312	4,465,312
<b>Unreserved Ending Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments have been reflected as a decrease of \$124,755.95 to FY 2020 revenues and an increase of \$15,367.64 to FY 2020 expenditures to record revenue and expenditure accrual adjustments. These audit adjustments were included in the FY 2020 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments were included in the FY 2021 Mid-Year Package.

<sup>2</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.