

HOUSING DEVELOPMENT SECTION

PROGRAM MISSION

To achieve the County's affordable housing goals by developing housing policies and programs and by providing financial and technical assistance to housing developers and community groups.

Principal activities of the Housing Development Section include:

- **Housing Development:** Staff assists developers, owners and community organizations in the development of affordable housing through the implementation of the County's financial and land-use mechanisms and other programs to achieve the County's Affordable Housing Goals and Consolidated Plan objectives.
- **Financial Assistance and Analysis:** Staff administers the County's Affordable Housing Investment Fund (AHIF) and Home Investment Partnership (HOME) programs, which are funded separately under the Non-Departmental portion of the budget. Staff review and recommend loan packages using County AHIF funds, and facilitate primary financing through tax-exempt bond and conventional mechanisms.
- **Site Plan Projects:** Staff coordinates the negotiation of affordable housing units in the context of site plan projects, including replacement units and units provided under the County's bonus density ordinance. Staff also negotiates the developer contributions to the County's Housing Reserve Fund (HRF) for residential and commercial projects.
- **Monitoring and Compliance:** Staff monitors assisted developments to ensure their compliance with various local and federal program agreements.
- **Program and Policy Development:** Staff develops and recommends new or enhanced housing program mechanisms, policies and strategies that advance the County's housing goals.

PROGRAM FINANCIAL SUMMARY

	FY 2005 Actual	FY 2006 Adopted	FY 2007 Proposed	% Change '06 to '07
Personnel	\$497,822	\$587,459	\$630,542	7%
Non-Personnel	4,300	80,000	80,000	-
Total Expenditures	502,122	667,459	710,542	6%
Fees	54,822	51,000	51,000	-
Grants	132,736	120,103	113,331	-6%
Total Revenues	187,558	171,103	164,331	-4%
Net Tax Support	\$314,564	\$496,356	\$546,211	10%
Authorized FTEs	7.0	7.0	7.0	
Funded FTEs	7.0	7.0	7.0	

SIGNIFICANT BUDGET HIGHLIGHTS

- ↑ The increase in personnel costs reflects a two percent market pay line adjustment, a 10% increase in employer health insurance costs, and an increase in employer retirement contributions to maintain full funding of the retirement fund.
- ↓ Grant revenue for FY 2007 from the federal HOME program is expected to decrease (\$6,772) from FY 2006.

HOUSING DEVELOPMENT SECTION

PERFORMANCE MEASURES

	FY 2002 Actual	FY 2003 Actual	FY 2004 Actual	FY 2005 Actual	FY 2006 Estimate	FY 2007 Estimate	FY 2007 Goal
Annual committed affordable rental units produced	113	723	108	239	400	400	400
Annual committed affordable rental units - cumulative total	4,307	5,030	5,138	5,343	5,743	6,143	6,143
Favorable rating by developers/property owners	N/A	N/A	N/A	NA	80%	80%	80%
Favorable rating by project stakeholders	N/A	N/A	N/A	NA	80%	80%	80%
Favorable rating by Housing Commission	N/A	N/A	N/A	NA	80%	80%	80%
Favorable rating by project sponsors	N/A	N/A	N/A	NA	80%	80%	80%
Affordable units reviewed and monitored for program compliance	750	576	1,048	1,041	800	800	800
Site plan proposals	16	14	12	11	15	15	15
Housing studies/special projects	2	4	4	2	2	2	2
County loans originated	4	4	2	1	4	4	4
County loans cumulative total	42	46	48	49	53	57	57
Number of new ownership units produced	0	6	20	25	30	30	30
Residential pipeline projects in planning analysis	14	10	17	27	20	20	20
Residential pipeline projects in unit analysis	1,414	1,227	1,443	1,930	2,000	2,000	2,000
Annual value of loans originate and closed (\$ millions)	\$5.50	\$22.60	\$4.80	\$8.50	\$9.00	\$10.00	\$10.00
Annual cumulative value of loans originated and closed (\$millions)	\$33.30	\$55.90	\$60.70	\$69.20	\$83.20	\$93.20	\$93.20
Annual investment leverage ratio	5.8:1	5:1	4:1	8:1	5:1	5:1	5:1
Loan repayments	\$1,038,825	\$4,981,884	\$2,600,000	\$5,800,000	\$7,000,000	\$3,000,000	\$3,000,000

- The County established a goal of adding 360 Committed Affordable Units (CAF) per year in 1991. This measure tracks production of CAF rental units, both annual production and cumulative performance since 1991. In FY 2005 the County produced 239 CAF rental units, using a combination of funding and planning tools.
- Customer Measures are new. Data collection will begin in FY 2006.
- There are 64 projects that require monitoring to ensure adherence to affordability requirements. The FY 2005 projects monitored were similar to those in FY 2004 (staff again monitored projects with larger numbers of units).
- Studies/special projects expected to be completed in FY 2006 include the first phase of a housing study related to the Columbia Pike Initiative and housing cooperatives.
- In FY 2006 the home ownership production will likely increase because of the development of condominiums both through conversion of existing rental developments and the site plan process, a portion of which may be affordable.
- Annual investment leverage ratio measures the County's efficiency involving its funds by comparing the total dollar amount of outside funding to total County funds allocated to projects in a given year.
- Loan repayments are a result of AHIF/HOME and CDBG loan repayments. The trend for FY 2006 and beyond will be the result of anticipated loan refinancing.