

**2021 - 2022 Supplemental Financial Plan  
Housing and Community Development Fund 000002460-Sub Fund 000002465**

<b>Category</b>	<b>2019-2020 Estimated</b>	<b>2021-2022 Adopted</b>	<b>2021-2022 Estimated</b>	<b>2023-2024 Projected</b>	<b>2025-2026 Projected</b>
<b>Beginning Fund Balance</b>	<b>77,657,014</b>	<b>41,243,838</b>	<b>56,728,495</b>	<b>189,454,907</b>	<b>124,301,446</b>
<b>Revenues</b>					
State Authorized Recording Fees	42,946,861	36,483,588	42,946,861	36,957,875	37,697,032
State Grants – HEN, CHG, and REDI	36,304,778	30,340,000	30,340,000	30,340,000	30,340,000
Federal Grants	59,837,166	81,691,432	81,691,432	81,691,432	81,691,432
Interfund Revenue (VSHSL, MIDD, BSK, BHRD, HTH)	54,613,444	104,593,265	104,593,265	124,593,265	139,153,117
General Fund	4,471,009	1,425,000	1,425,000	1,425,000	1,425,000
Transit Oriented Development (TOD) Bond	-	187,000,000	187,000,000	-	-
Health Through Housing (HTH) Bond	-	300,000,000	300,000,000	-	-
Hotel/Motel Sales Tax (Homeless Youth)	-	3,381,485	3,381,485	3,719,634	3,868,419
Short Term Hotel/Motel Tax (AirBnB)	2,407,655	3,000,000	3,000,000	3,300,000	3,432,000
Affordable and Supportive Housing - SHB 1406	3,697,161	5,604,494	5,604,494	5,688,561	5,773,890
State COVID-19 Emergency Grants	23,467,311	-	8,000,000	-	-
Federal Care Act/COVID-19 Emergency Grants	6,452,983	-	-	-	-
Other	11,823,468	9,192,558	9,192,558	9,192,562	9,192,562
<b>Total Revenues</b>	<b>246,021,835</b>	<b>762,711,822</b>	<b>777,175,095</b>	<b>296,908,329</b>	<b>312,573,452</b>
<b>Expenditures</b>					
Salaries, Wages & Benefits	15,011,249	20,591,695	20,591,695	21,621,280	23,072,088
Supplies	747,236	597,452	597,452	627,325	664,964
Contracted Services - Community Development	4,421,268	4,769,042	4,769,042	4,769,042	4,769,042
Contracted Services - Homeless Housing	176,361,272	223,314,684	223,314,684	245,147,831	254,979,309
Contracted Services - Housing Finance/Housing Repair	60,912,352	386,253,338	386,253,338	80,753,338	73,253,338
Central Rates	4,318,986	4,410,059	4,410,059	4,630,562	4,862,090
Interfund Transfers	4,177,991	3,512,413	3,512,413	3,512,413	3,512,413
Expenditures in Fund 2465 - HCD Rental Assistance	-	-	45,196,691	-	-
<b>Total Expenditures</b>	<b>265,950,354</b>	<b>643,448,683</b>	<b>688,645,374</b>	<b>361,061,790</b>	<b>365,113,244</b>
<b>Estimated Underexpenditures</b>					
<b>Other Fund Transactions</b>					
Receivables for Interim Loan and REDI fund	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Revenue from Sub Fund 2465 - HCD Rental Assistance	-	-	(45,196,691)	-	-
<b>Total Other Fund Transactions</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>(44,196,691)</b>	<b>1,000,000</b>	<b>1,000,000</b>
<b>Ending Fund Balance</b>	<b>56,728,495</b>	<b>159,506,977</b>	<b>189,454,907</b>	<b>124,301,446</b>	<b>70,761,653</b>
<b>Reserves</b>					
Reserve for Encumbrances/Committed Projects	70,290,767	135,215,871	167,059,634	99,276,460	45,567,857
Reserve for Credit Enhancement	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Reserve for Housing Repair Loans (long term receivable)	11,855,067	11,855,067	11,855,067	11,855,067	11,855,067
Fund Balance Reserve for Fund 2462	793,654	793,654	793,654	793,654	793,654
Sobering Center Reserve	3,063,462	-	-	-	-
Rainy Day Reserve (30 days)	3,725,545	9,642,385	7,746,552	10,376,265	10,545,076
Use of Reserves for TOD Bond Projects	(35,000,000)	-	-	-	-
<b>Total Reserves</b>	<b>56,728,495</b>	<b>159,506,977</b>	<b>189,454,907</b>	<b>124,301,446</b>	<b>70,761,654</b>
Reserve Shortfall	-	-	-	-	-
<b>Ending Undesignated Fund Balance</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

**Financial Plan Notes**

2021-2022 Adopted Budget ties to PBCS and matches 2021-2022 Estimated.

Outyear revenue and expenditure inflation assumptions are consistent with figures provided by PSB's BFPA guidance.

Revenue Notes:

2021-2022 State revenue includes \$300,000,000 in presumed bond sales backed by the proposed Health Through Housing Sales tax.

2021-2022 Local revenue includes \$187,000,000 in previously approved Transit Oriented Development bond sales.

Reserve Notes:

Reserve for Encumbrances/Committed Projects reflects the out year portion of multi-year capital and service projects as well as funding committed through the RFP process for future capital projects.

Reserve for Credit Enhancement Projects reflects 1% of outstanding value of capital projects in the credit enhancement program.

Reserve for Housing Repair Loans reflects a long-term, non-spendable receivable comprised of future repayments of housing repair loans. This amount is reserved to not overstate undesignated fund balance.

Fund Balance Reserve for Fund 2462 reflects the amount of fund balance that is used to pay HUD Section 108 and related loans.

Sobering Center Reserve reflects the expected revenue that will be received in 2020 from sale of the Sobering Center site, but which will not be spent until 2021-2022. This amount is reflected in 2021-2022 proposed expenditures.

The Rainy Day Reserve, in accordance with the County reserve policy, is based on 30 days of the HCD budget, excluding various one-time and external grant supported expenditures, as well as duplicated spending authorities in its adopted budget for credit enhancement and interim housing development loans and interfund transfers.

Use of Reserves for TOD Bond Projects reflects the use of fund balance for TOD expenditures as necessary to minimize interfund borrowing prior to the bonds being sold. The reserve will be made whole through TOD bond revenues in 2021.

Updated by DCHS 2/10/21