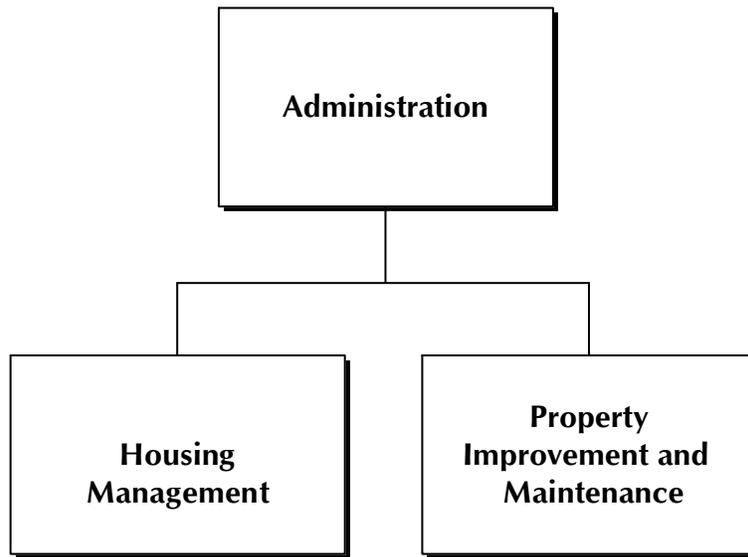


Fund 141

Elderly Housing Programs



Mission

To manage affordable rental housing acquired by the FCRHA for the benefit of the elderly, and to maintain and preserve the units for long-term rental availability

Focus

Fund 141, Elderly Housing Programs, accounts for personnel, operating and equipment costs related to the County's support of the operation of the three locally funded elderly housing developments owned or leased by the Fairfax County Redevelopment and Housing Authority (FCRHA). The three elderly housing developments funded in Fund 141 are: Lewinsville Senior Residences in McLean (Dranesville District), Little River Glen in Fairfax (Braddock District), and Lincolnia Senior Center and Residence (Lincolnia area of the Mason District). Funding for three facilities, Gum Springs (Mount Vernon District), Morris Glen (Lee District) and Herndon Harbor House (Dranesville District) are not included in Fund 141. Although they are owned by a limited partnership of which the FCRHA is the managing general partner, the facilities are operated by a private firm. The newly opened Braddock Glen 60-unit assisted living campus (Braddock District) is owned by the FCRHA and managed by a private firm. Department of Housing and Community Development (HCD) staff administers the contract between the FCRHA and the private firm hired to manage the facilities. In FY 2009, these seven facilities will provide for 408 congregate housing units, four adult day health care centers, a 52-bed adult care residence, and a 60-unit assisted living facility that is affordable to low-income elderly. Olley Glen (Braddock District), which is Phase III of Little River Glen, is undergoing final design and will include 90 units for independent elderly, with an additional 60 units in the planning phase. When completed, the Little River Glen campus will include 270 units for independent elderly, 60 units for assisted-living elderly, two senior centers and an adult day health care center.



Photo of Little River Glen elderly housing development in Fairfax (Braddock District).

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In FY 2009, the operation of the Elderly Housing Programs will be supported in part with rental income, a state auxiliary grant for indigent care in the adult care residence component at the Lincolnia Center, County support and federal HOME funds. The County's General Fund transfer of approximately \$1.5 million supports approximately 44 percent of expenditures in Fund 141. The Gum Springs, Morris Glen, Herndon Harbor House and Braddock Glen facilities are self-supporting and do not require County General Fund support in Fund 141.

Other costs related to the County's housing program at these sites, including the operating costs of senior centers, adult day health care centers, and a congregate meal program, are reflected in the agency budgets for the Department of Community and Recreation Services; the Health Department; Fund 103, Aging Grants and Programs; and the County and Schools Consolidated Debt Service Fund.

The elderly housing projects are briefly described below:

- ◆ **Lewinsville Senior Residences** is a housing facility in McLean in the Dranesville District comprised of 22 efficiency units and a congregate living area serving the residential needs of low-to-moderate income elderly. HCD manages the residential facility, reviews applications to determine eligibility requirements, and provides maintenance services. A congregate meal program is funded through Fund 103, Aging Grants and Programs. In addition, the facility also houses a senior recreation program serving an average of 55 senior citizens, which is run by the County's Department of Community and Recreation Services, and an adult day health care program run by the Health Department serving an average of 35 senior citizens. The FCRHA leases the portion of this facility for the elderly housing program from the County. FY 2009 funding provided in Fund 141 for the operation of the elderly housing component of this facility is \$279,172.
- ◆ **Little River Glen** is a 120-unit facility which opened in the fall of 1990. The facility is spread over five buildings on an eight-acre site in the Braddock District and serves the residential needs of low-to-moderate income elderly. Four different models of one-bedroom units are available. The space is designed for senior citizens who are capable of living independently and desire participation in the social and recreational opportunities provided on-site. There is a senior center with lounges, recreation/activity rooms, and a commercial kitchen. The Department of Community and Recreation Services runs the senior center and Fund 103, Aging Grants and Programs, funds the congregate meal program. FY 2009 funding provided in Fund 141 for the operation of this facility is \$1,440,591.
- ◆ **Lincolnia Center** is a multi-purpose facility which opened in January 1990 in the Mason District in response to the residential needs of low-income and indigent elderly. It consists of two separate residential areas: a congregate residence of 26 units which provides independent living for senior citizens with limited means and a 52-bed adult care residence for elderly residents who require assistance with the activities of daily living. Funding for a management contract in the amount of \$895,181 for the Lincolnia Adult Care Residence will cover the costs of caregiving staffs that provide services 24 hours a day for that component of the Lincolnia facility. The Lincolnia Center also houses a senior center with recreation/activity rooms, a commercial kitchen, lounges and an adult day health care center. The Department of Community and Recreation Services administers the senior center and the Health Department staffs and operates the adult day health care center. A congregate meal program is administered by HCD and funded by Fund 103, Aging Grants and Programs, for all program participants and residents. The FCRHA leases the residential portion of this facility for the elderly program from the County. FY 2009 funding provided in Fund 141 for the operation of this facility is \$1,768,571.
- ◆ **Gum Springs Glen** is a 60-unit garden retirement community for independent seniors which opened in May 2003, in the Mount Vernon District. Gum Springs Glen consists of two two-story buildings with 30 apartments plus common space in each building. There are 56 one-bedroom apartments of approximately 425 square feet and four two-bedroom apartments with approximately 550 square feet. This facility is managed and maintained by a private contractor, with HCD staff serving as contract administrator, and expenditures are completely supported by rental income. In addition to the residential

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units, the lower level of Gum Springs Glen provides space for a Head Start program and training center which is operated by the Department of Family Services, Office for Children.

- ◆ **Morris Glen** is a 60-unit garden apartment community located in the Lee District in the Manchester Lakes Community. The facility was completed in December 1995 for moderate-income seniors capable of independent living. Morris Glen consists of two two-story buildings and a small community building. Four different models of one-bedroom units are available as well as a large amount of common area in each residential building. This facility is managed and maintained by a private contractor, with HCD staff serving as contract administrator, and expenditures are completely supported by rental income.
- ◆ **Herndon Harbor House** is an adult care community that was developed in three phases. Opened in October 1998, Herndon Harbor House I is a 60-unit community that includes two 30-unit residential buildings and is located in the Town of Herndon in the Dranesville District. The facility is managed and maintained by a private contractor, with HCD staff serving as contract administrator, and expenditures are completely supported by rental income. Herndon Harbor House II includes an additional 60 units of congregate housing, for a total of 120 units, and an adult day health care center, both of which were opened in FY 2001. Phase III is a senior center which was completed in May 2005.
- ◆ **Braddock Glen** is a 60-unit affordable, assisted living facility which opened in July 2006 in the Braddock District. This facility is managed by a private contractor and the adult day health care center is managed by the Health Department. The senior recreation program inside the facility is operated by a private contractor, and a congregate meal program is funded by Fund 103, Aging and Grants Program.

Certain expenses reflected in this fund are not directly related to housing operations. The FCRHA, as landlord of these facilities, has inter-agency agreements, which provide for budgeting by HCD for common area expenses for utilities, telecommunications, maintenance, custodial services and contracts. The facilities provide space for general community use as well as for services provided by other County agencies.

Budget and Staff Resources

Agency Summary					
Category	FY 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan	FY 2009 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	16/ 16	16/ 16	16/ 16	16/ 16	16/ 16
Expenditures:					
Personnel Services	\$980,131	\$1,186,317	\$1,175,072	\$1,185,903	\$1,194,846
Operating Expenses	2,334,604	2,343,644	2,434,508	2,293,488	2,293,488
Capital Equipment	0	0	229,950	0	0
Total Expenditures	\$3,314,735	\$3,529,961	\$3,839,530	\$3,479,391	\$3,488,334

Position Summary					
<u>HOUSING MANAGEMENT</u>					
1	Director of Senior Housing	1	Housing Services Specialist I	1	General Building Maintenance Worker I
1	Housing Services Specialist V	1	Senior Mechanical Systems Supervisor	1	Administrative Assistant V
1	Housing Services Specialist IV	1	Trades Supervisor	1	Maintenance Trade Helper II
2	Housing Services Specialists II	4	Electrician II		
			Facility Attendants II		
<u>TOTAL POSITIONS</u>					
16 Positions / 16.0 Staff Years					

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FY 2009 Funding Adjustments

The following funding adjustments from the FY 2008 Revised Budget Plan are necessary to support the FY 2009 program:

- ◆ **Employee Compensation** **\$24,974**
An increase of \$24,974 in Personnel Services is associated with salary and fringe benefit adjustments necessary to support the County's compensation program. As a result of budget constraints, compensation adjustments for County employees have been reduced. For FY 2009, employee increases as part of the pay for performance system have been discounted by 50 percent and the impact of the lower pay for performance funding is reflected above.

- ◆ **Personnel Services Reduction** **(\$25,388)**
A decrease of \$25,388 in Personnel Services is part of an across-the-board reduction to meet budget limitations based on available revenues as a result of a continued softening of the residential real estate market.

- ◆ **Maintenance Costs** **(\$50,156)**
A total decrease of \$50,156 in Operating Expenses is due to reductions in maintenance costs of \$29,648 based on prior year actuals at the Lincolnia Center, \$13,394 at Little River Glen, and \$7,114 at Lewinsville Senior Residences.

- ◆ **Carryover Adjustments** **(\$320,814)**
A decrease of \$320,814, comprised of \$229,950 in Capital Equipment and \$90,864 in Operating Expenses, is due to encumbered carryover approved as part of the FY 2007 Carryover Review.

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2009 Advertised Budget Plan, as approved by the Board of Supervisors on April 28, 2008:

- ◆ **Pay for Performance** **\$12,374**
An increase of \$12,374 in Personnel Services is associated with the decision by the Board of Supervisors to eliminate the 50 percent reduction to employee increases as part of the pay for performance system. A reduction to pay for performance increases had been proposed in the FY 2009 Advertised Budget Plan due to budget constraints. However, as a result of the Board's decision, employees will be eligible for the full compensation increase for which they qualify based on performance.

- ◆ **Reduction in Limited-Term Funding** **(\$3,431)**
A decrease of \$3,431 in Personnel Services is associated with a reduction in funding for limited-term support based on budget limitations.

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Changes to FY 2008 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2008 Revised Budget Plan since passage of the FY 2008 Adopted Budget Plan. Included are all adjustments made as part of the FY 2007 Carryover Review and all other approved changes through December 31, 2007:

- ◆ **Carryover Adjustments** **\$320,814**
As part of the FY 2007 Carryover Review, the Board of Supervisors approved an increase of \$320,814 due to encumbered carryover. This is comprised of \$229,950 in Capital Equipment for the Lincolnia Senior Living Facility generator, as well as \$90,864 in Operating Expenses for management and maintenance services, utilities, and other operating expenses.

The following funding adjustments reflect all approved changes to the FY 2008 Revised Budget Plan from January 1, 2008 through April 21, 2008. Included are all adjustments made as part of the FY 2008 Third Quarter Review:

- ◆ **Third Quarter Adjustments** **(\$11,245)**
As part of the FY 2008 Third Quarter Review, the Board of Supervisors approved a decrease of \$11,245 in Personnel Services as part of an across-the-board reduction necessary to address budget limitations resulting from declining revenues. This adjustment accelerated the Personnel Services reduction included for FY 2009 in the FY 2009 Adopted Budget Plan.

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FUND STATEMENT

Fund Type H14, Special Revenue Funds

Fund 141, Elderly Housing Programs

	FY 2007 Actual	FY 2008 Adopted Budget Plan	FY 2008 Revised Budget Plan	FY 2009 Advertised Budget Plan	FY 2009 Adopted Budget Plan
Beginning Balance	\$265,269	\$265,269	\$544,909	\$319,437	\$239,036
Revenue:					
Rental Income ¹	\$1,642,317	\$1,715,241	\$1,715,241	\$1,692,424	\$1,692,424
Miscellaneous Revenue ¹	17,939	18,002	18,002	17,002	17,002
HOME Rental Assistance	239,067	260,059	275,000	275,000	275,000
Total Revenue	\$1,899,323	\$1,993,302	\$2,008,243	\$1,984,426	\$1,984,426
Transfer In:					
General Fund (001)	\$1,695,052	\$1,536,659	\$1,525,414	\$1,524,282	\$1,533,225
Total Transfer In	\$1,695,052	\$1,536,659	\$1,525,414	\$1,524,282	\$1,533,225
Total Available	\$3,859,644	\$3,795,230	\$4,078,566	\$3,828,145	\$3,756,687
Expenditures:					
Personnel Services ¹	\$980,131	\$1,186,317	\$1,175,072	\$1,185,903	\$1,194,846
Operating Expenses ¹	2,334,604	2,343,644	2,434,508	2,293,488	2,293,488
Capital Equipment	0	0	229,950	0	0
Total Expenditures	\$3,314,735	\$3,529,961	\$3,839,530	\$3,479,391	\$3,488,334
Total Disbursements	\$3,314,735	\$3,529,961	\$3,839,530	\$3,479,391	\$3,488,334
Ending Balance²	\$544,909	\$265,269	\$239,036	\$348,754	\$268,353
Replacement Reserve	\$544,909	\$265,269	\$239,036	\$348,754	\$268,353
Unreserved Ending Balance	\$0	\$0	\$0	\$0	\$0

¹ In order to account for revenue and expenditures in the proper fiscal year, audit adjustments totaling a net decrease of \$80,401.62 have been reflected as an increase of \$5,384.61 to FY 2007 revenues for rental income received, and an increase of \$85,786.23 in FY 2007 expenditures due to accrued leave, maintenance expenditures and allowances for bad debt expenditures. The audit adjustments have been included in the FY 2007 Comprehensive Annual Financial Report (CAFR).

² Ending Balances fluctuate due to Pay for Performance program adjustments, carryover of operating expenditures, audit adjustments and adjustments in the General Fund Transfer.