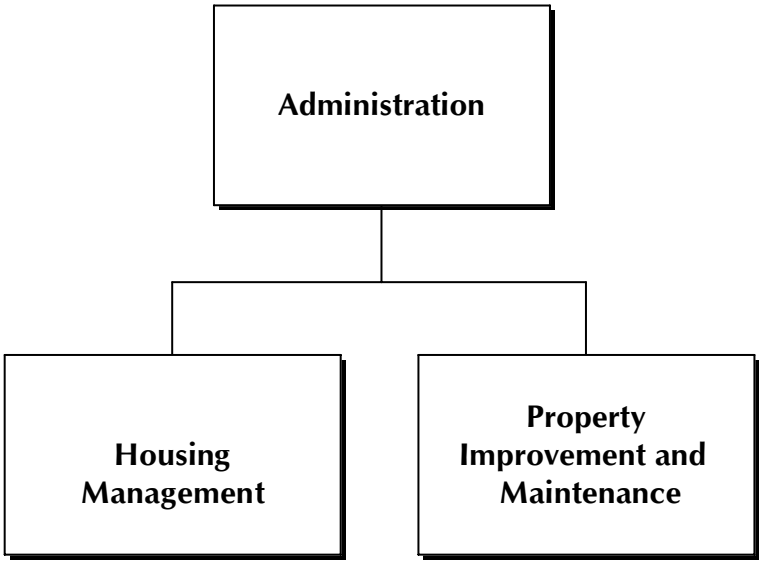
Fund 141
Elderly Housing Programs



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, Little River Glen, and Lincolnia Center. Funding for three facilities, Gum Springs, Morris Glen and Herndon Harbor House, are not presented 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 is owned by the FCRHA and managed by a private firm. Housing and Community Development staff administers the contract between the FCRHA and the private firm hired to manage the facilities. Together, in FY 2008, 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. Phase III of Little River Glen will include 90 units undergoing design and an additional 60 units in the planning phase for independent elderly. 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.

In FY 2008, 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 $1.5 million supports approximately 44 percent of expenditures in Fund 141. The Gum Springs, Morris Glen, Herndon Harbor, 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 and capital 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.

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The elderly projects are briefly described below:

- **Lewinsville Senior Residences** is a housing facility in McLean (Dranesville District) comprised of 22 efficiency units and a congregate living area serving the residential needs of low-to-moderate income elderly. The Department of Housing and Community Development (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. The FCRHA leases a portion of this facility for the elderly housing program from the County. 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. FY 2008 funding provided in Fund 141 for the operation of the elderly housing component of this facility is $293,518.

- **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 2008 funding provided in Fund 141 for the operation of this facility is $1,446,649.

- **Braddock Glen** (formerly known as Little River Glen II) is a 60-unit affordable, assisted living facility that opened in July 2006. This facility is privately managed by Sunrise Assisted Living and the Adult Day Health Care Center is managed by the Fairfax County Health Department.

- **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 staff costs for 24 hour care coverage. 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. FY 2008 funding provided in Fund 141 for the operation of this facility is $1,789,794.

- **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 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. Expenditures are 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.

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- **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 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.

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 2006 Actual	FY 2007 Adopted Budget Plan	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan
Authorized Positions/Staff Years				
Regular	15/ 15	15/ 15	16/ 16	16/ 16
Expenditures:				
Personnel Services	$963,439	$1,045,903	$1,045,903	$1,186,317
Operating Expenses	2,667,196	2,298,599	2,298,599	2,343,644
Capital Equipment	0	0	245,000	0
Total Expenditures	**$3,630,635**	**$3,344,502**	**$3,589,502**	**$3,529,961**

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

FY 2008 Funding Adjustments

The following funding adjustments from the FY 2007 Revised Budget Plan are necessary to support the FY 2008 program:

- **Employee Compensation** **$62,903**
  An increase of $62,903 in Personnel Services is associated with salary and fringe benefit adjustments necessary to support the County's compensation program.

- **Personnel Services Reduction** **($22,489)**
  A decrease of $22,489 in Personnel Services as part of an across-the-board reduction to meet budget limitations based on available revenues as a result of a flattening residential real estate market.

- **Senior Housing Staffing** **$100,000**
  An increase of $100,000 in Personnel Services is associated with the pool deployment to create a Director of Senior Housing. Half of this position is funded by non-County Elderly Housing Program revenues.

- **Maintenance Costs** **$45,045**
  A total increase of $45,045 in Operating Expenses is due to increased maintenance costs of $33,697 at Little River Glen, $9,012 at the Lincolnia Center, and $2,336 at Lewinsville Senior Residences.

- **Carryover Adjustments** **($245,000)**
  A decrease of $245,000 in Capital Equipment is due to the encumbered carryover of $245,000 to purchase additional backup power generators for Lincolnia Center approved as part of the *FY 2006 Carryover Review*.

Changes to FY 2007 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2007 Revised Budget Plan since passage of the FY 2007 Adopted Budget Plan. Included are all adjustments made as part of the FY 2006 Carryover Review and all other approved changes through December 31, 2006:

- **Professional Contracts and Maintenance** **$245,000**
  As part of the *FY 2006 Carryover Review*, $245,000 in Capital Equipment was added to purchase additional back-up power generators for Lincolnia Center in order to provide adequate support in the event of a sustained power outage.

- **Senior Housing Staffing** **$0**
  1/1.0 SYE position was redeployed to establish a Director of Senior Housing to oversee the County's growing inventory of senior housing.

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FUND STATEMENT

Fund Type H14, Special Revenue Funds **Fund 141, Elderly Housing Programs**

	FY 2006 Actual	FY 2007 Adopted Budget Plan	FY 2007 Revised Budget Plan	FY 2008 Advertised Budget Plan
Beginning Balance	**$584,222**	**$186,113**	**$252,708**	**$252,708**
Revenue:				
Rental Income	$1,636,755	$1,637,381	$1,637,381	$1,715,241
Miscellaneous Revenue	20,461	18,002	18,002	18,002
HOME Rental Assistance	252,484	239,067	239,067	260,059
Total Revenue	$1,909,700	$1,894,450	$1,894,450	$1,993,302
Transfer In:				
General Fund (001)	$1,389,421	$1,450,052	$1,695,052	$1,536,659
Total Transfer In	$1,389,421	$1,450,052	$1,695,052	$1,536,659
Total Available	**$3,883,343**	**$3,530,615**	**$3,842,210**	**$3,782,669**
Expenditures:				
Personnel Services	$963,439	$1,045,903	$1,045,903	$1,186,317
Operating Expenses	2,667,196	2,298,599	2,298,599	2,343,644
Capital Equipment	0	0	245,000	0
Total Expenditures	$3,630,635	$3,344,502	$3,589,502	$3,529,961
Total Disbursements	**$3,630,635**	**$3,344,502**	**$3,589,502**	**$3,529,961**
Ending Balance[1]	**$252,708**	**$186,113**	**$252,708**	**$252,708**
Replacement Reserve	$252,708	$186,113	$252,708	$252,708
Unreserved Ending Balance	**$0**	**$0**	**$0**	**$0**

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