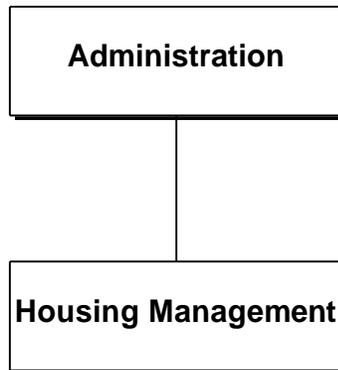


**DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT  
FUND 941, FAIRFAX COUNTY RENTAL PROGRAM**



<b><i>Agency Position Summary</i></b>	
14	Regular Positions / 14.0 Regular Staff Years

***Position Detail Information***

**HOUSING MANAGEMENT**

3	Housing Service Specialists II
1	Engineering Technician II
1	Painter II
2	Painters I
3	General Building Maintenance Workers I
1	Plumber I
1	Electrician II
1	Administrative Aide
1	Secretary I
14	Positions
14.0	Staff Years

# FUND 941 FAIRFAX COUNTY RENTAL PROGRAM

## Agency 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.

Agency Summary					
Category	FY 2000 Actual	FY 2001 Adopted Budget Plan	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan <sup>1</sup>	FY 2002 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	28/ 28	28/ 28	28/ 28	14/ 14	14/ 14
Expenditures:					
Personnel Services	\$1,202,091	\$1,496,912	\$1,496,912	\$963,506	\$973,141
Operating Expenses	2,690,519	2,571,162	3,592,572	1,910,742	1,910,742
Capital Equipment	7,807	3,817	7,817	0	0
<b>Subtotal</b>	<b>\$3,900,417</b>	<b>\$4,071,891</b>	<b>\$5,097,301</b>	<b>\$2,874,248</b>	<b>\$2,883,883</b>
Less:					
Recovered Costs	(\$2,872)	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$3,897,545</b>	<b>\$4,071,891</b>	<b>\$5,097,301</b>	<b>\$2,874,248</b>	<b>\$2,883,883</b>

<sup>1</sup> Positions and funding associated with FCRHA Limited Partnerships, previously located in Fund 941, FCRP, are transferred to Fund 950, Housing Partnerships. Fund 950 is a new fund created in FY 2002 to allow the Fairfax County Redevelopment and Housing Authority (FCRHA) to more efficiently track partnership properties. The Housing Partnership Fund supports local rental-housing programs that are owned by limited partnerships of which the FCRHA is the managing general partner.

## ***Board of Supervisors' Adjustments***

***The following funding adjustments reflect all changes to the FY 2002 Advertised Budget Plan, as approved by the Board of Supervisors on April 30, 2001:***

- The 1.0 percent cost-of-living adjustment approved by the Board of Supervisors, and previously held in reserve, has been spread to County agencies and funds. This action results in an increase of \$9,635.

***The following funding adjustments reflect all approved changes to the FY 2001 Revised Budget Plan from January 1, 2001 through April 23, 2001. Included are all adjustments made as part of the FY 2001 Third Quarter Review:***

- Subsequent to the FY 2001 Third Quarter Review, an allocation provided \$70,000 for Project 013863, Penderbrook, for replacing pipes and fittings in 25 units. The Virginia Housing and Development Authority will reimburse the FCRHA for the expenses incurred.
- An increase in expenditures in the amount of \$200,437 at the FY 2001 Third Quarter Review. Of this amount, \$145,525 was due to roof replacements at Penderbrook, driveway repairs at Braddock Crossing, utility expense increases at Stonegate, and debt service payments for Creighton Square. Revenues to offset these expenses will be received from Virginia Housing and Development Authority (VHDA) Replacement Reserves, the Fairfax-Falls Church Community Services Board, the Stonegate Partnership and the Department of Family Services respectively, to totally offset these expenses. In addition, the FCRHA will reimburse the VHDA for surplus cash from rents and other income exceeding operating expenses; therefore, an amount of \$54,912 will be forwarded to the VHDA for FY 2000 receipts.

# FUND 941

## FAIRFAX COUNTY RENTAL PROGRAM

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- Subsequent to the FY 2000 Carryover Review, an allocation provided funding in the amount of \$166,000 for Project 013880, Stonegate Apartments, to paint the exterior of 14 buildings and install new gutters and downspouts. Reimbursement will be provided by the Stonegate Limited Partnership.
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### ***County Executive Proposed FY 2002 Advertised Budget Plan***

#### **Purpose**

The Fairfax County Rental Program (FCRP) is a local rental-housing program developed and managed by the Department of Housing and Community Development (HCD) for the Fairfax County Redevelopment and Housing Authority (FCRHA). The FCRP is designed to provide affordable rental housing in the County for low- and moderate-income families. In addition, the six Group Home properties provide housing for persons with disabilities in conjunction with the Fairfax-Falls Church Community Services Board (CSB) and the Virginia Housing and Development Authority (VHDA). In late 1999 construction was completed for Leland, an eight-bedroom group home for disabled adults. The Board of Supervisors leases this facility from the FCRHA, paying debt service for a portion of the total development costs.

In FY 2002, 483 units and a 115-space mobile home park will be supported under the Fairfax County Rental Program for low- to moderate-income residents and 69 beds will be maintained in Group Homes. The FCRP includes projects developed by the FCRHA and other privately developed or rehabilitated housing units acquired by the FCRHA. The privately developed and rehabilitated sites are located throughout Fairfax County, primarily in converted condominium projects.

HCD staff administers the contract between the FCRHA and private firms hired to manage two "stand alone" properties, Hopkins Glen and Cedar Ridge. In FY 2002, it is anticipated that ownership of one of these projects, Cedar Ridge, a 198- unit development in the Hunter Mill District, will be transferred to Reston Interfaith, subsequent to FCRHA and the U.S. Department of Housing and Urban Development (HUD) approval.

The operation of this program is primarily supported by tenant rents and County general fund support in the amount of \$312,476 for condominium fees. In addition, debt service contributions are received from Fund 141, Elderly Housing, to provide support for the debt service costs of Little River Glen, a FCRHA elderly housing development. Accounting procedures require that the debt service for this project be paid out of Fund 941, Fairfax County Rental Program, although the operating costs are reflected in Fund 141, Elderly Housing.

# FUND 941

## FAIRFAX COUNTY RENTAL PROGRAM

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### FY 2002 Initiatives

In FY 2002, total funding of \$2,883,883 is included in Fund 941, Fairfax County Rental Program, for the support of Personnel, Operating Expenses, and Capital Equipment. The FY 2002 cost for Fund 941, Fairfax County Rental Program is \$2,180,975. It should be noted that an additional amount of \$302,131 in General Fund support is included in Agency 38, Department of Housing and Community Development, for homeowners' fees for FCRP units.

The following chart summarizes the total number of units in the Rental Program in FY 2002 and the projected operating costs associated with the units:

<u>Project Name</u>	<u>Units</u>	<u>FY 2002 Cost</u>	<u>District</u>
Chatham Town	10	\$38,851	Braddock
Little River Square	45	261,542	Braddock
McLean Hills	25	157,888	Providence
Springfield Green	14	95,324	Lee
Castellani Meadows <sup>1</sup>	0	0	Providence
West Glade <sup>1</sup>	0	0	Providence
Colchester Towne	24	139,935	Lee
Penderbrook	48	301,870	Providence
Tavenner Lane <sup>1</sup>	0	0	Lee
Island Creek	8	31,078	Lee
United Community Ministries	NA	37,971	Lee
Working Singles Housing Program	20	33,569	Providence
FCRHA Operating	NA	387,623	Various
Murraygate Village <sup>1</sup>	0	0	Lee
Stonegate Village <sup>1</sup>	0	0	Hunter Mill
Woodley Homes Mobile Home Park	115	351,931	Mt. Vernon
Cedar Ridge <sup>2</sup>	198	0	Hunter Mill
Hopkins Glen <sup>2</sup>	91	0	Providence
Gum Springs – Head Start (Debt Service)	NA	104,364	Mt. Vernon
Little River Glen (Debt Service)	<u>NA</u>	<u>505,602</u>	Braddock
<b>Subtotal FCRP Operating</b>	<b>598</b>	<b>\$2,447,548</b>	

<sup>1</sup> The units at Castellani Meadows, West Glade, Tavenner Lane, Murraygate Village, and Stonegate are owned by limited partnerships of which the FCRHA is the managing general partner and have been transferred to Fund 950, Housing Partnerships in FY 2002.

<sup>2</sup> The units at Cedar Ridge and Hopkins Glen are part of the FCRP Program. Both properties are managed and maintained by a private contractor. All funding for these units will be reported by the property management firm and reported to the agency on a regular basis.

# FUND 941

## FAIRFAX COUNTY RENTAL PROGRAM

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The Group Homes program is summarized in the following table including the number of beds and the level of FY 2002 funding:

<u>Project Name</u>	<u>Beds/Units</u>	<u>FY 2002 Cost</u>
Minerva Fisher Group Home <sup>1</sup>	12	\$79,523
Rolling Road Group Home <sup>2</sup>	5	39,887
West Ox Group Home <sup>3</sup>	20	107,138
First Stop Group Home <sup>2</sup>	8	70,496
Mount Vernon Group Home <sup>2</sup>	8	42,741
Leland Group Home	8	54,971
Patrick Street Group Home <sup>2</sup>	8	41,579
<b>Subtotal Group Homes</b>	<b>69</b>	<b>\$436,335</b>
<b>Total Beds/Fund Expenditures</b>	<b>667</b>	<b>\$2,883,883</b>
<b>Less: Debt Service</b>	<b>NA</b>	<b>(\$702,908)</b>
<b>Total Program Operations</b>	<b>667</b>	<b>\$2,180,975</b>

<sup>1</sup> Includes all Operating Expenses including utilities.

<sup>2</sup> Includes emergency Operating Expenses and insurance liabilities.

<sup>3</sup> Includes emergency Operating Expenses, ground maintenance, and insurance liabilities.

### Funding Adjustments

*The following funding adjustments from the FY 2001 Revised Budget Plan are necessary to support the FY 2002 program:*

- ◆ A net decrease of \$533,406 in Personnel Services expenses primarily due to the transfer of positions and funding for five projects, Murraygate Village, Stonegate Village, Tavenner Lane, West Glade, and Castellani Meadows to Fund 950, Housing Partnerships, \$737,931, partially offset by an increase in Personnel Services expenses primarily associated with increased salary adjustments necessary to support the County's compensation program.
- ◆ A net decrease of \$1,422,876 in Operating Expenses due to the transfer of funding for five projects, Murraygate Village, Stonegate Village, Tavenner Lane, West Glade, and Castellani Meadows to Fund 950, Housing Partnerships partially offset by encumbered carryover for repair and maintenance projects.
- ◆ A net increase of \$177,483 primarily due to anticipated Department of Vehicle Services charges, debt service payments for the Gum Springs Glen Head Start Program facility, Virginia Housing and Development Authority (VHDA) insurance and escrow requirements for the Penderbrook property, and administrative costs pro-rated across housing funds.

*The following funding adjustments reflect all approved changes in the FY 2001 Revised Budget Plan since passage of the FY 2001 Adopted Budget Plan. Included are all adjustments made as part of the FY 2000 Carryover Review and all other approved changes through December 31, 2000:*

- ◆ As part of the FY 2000 Carryover Review, the Board of Supervisors approved \$588,973 including encumbered carryover of \$380,749 and unencumbered carryover of \$208,224 for deferred projects at Stonegate Village, Murraygate Village, and Braddock Crossing.

# FUND 941 FAIRFAX COUNTY RENTAL PROGRAM

## FUND STATEMENT

Fund Type H94, Local Rental Housing Program

Fund 941, Fairfax County  
Rental Program

	FY 2000 Actual	FY 2001 Adopted Budget Plan	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
<b>Beginning Balance<sup>1</sup></b>	(\$92,594)	\$1,161,923	\$1,087,312	\$1,090,681	\$1,035,769
Revenue:					
Dwelling Rents	\$1,841,781	\$1,786,112	\$1,786,112	\$1,746,401	\$1,746,401
Investment Income	73,451	38,193	38,193	42,208	42,208
Other Income <sup>2</sup>	2,593,393	1,696,979	2,707,671	330,040	330,040
Debt Service Contribution	508,321	513,782	513,782	702,908	702,908
Transitional Housing Grant	0	0	0	0	0
Shelter Plus Grant	58,140	0	0	0	0
Housing Opportunities for Persons with AIDS	2,365	0	0	0	0
<b>Total Revenue</b>	<b>\$5,077,451</b>	<b>\$4,035,066</b>	<b>\$5,045,758</b>	<b>\$2,821,557</b>	<b>\$2,821,557</b>
<b>Total Available</b>	<b>\$4,984,857</b>	<b>\$5,196,989</b>	<b>\$6,133,070</b>	<b>\$3,912,238</b>	<b>\$3,857,326</b>
Expenditures:					
Personnel Services	\$1,202,091	\$1,496,912	\$1,496,912	\$963,506	\$973,141
Operating Expenses <sup>2</sup>	2,690,519	2,571,162	3,592,572	1,910,742	1,910,742
Recovered Costs	(2,872)	0	0	0	0
Capital Equipment	7,807	3,817	7,817	0	0
Subtotal Expenditures	\$3,897,545	\$4,071,891	\$5,097,301	\$2,874,248	\$2,883,883
COLA Reserve	0	0	0	9,635	0
<b>Total Expenditures</b>	<b>\$3,897,545</b>	<b>\$4,071,891</b>	<b>\$5,097,301</b>	<b>\$2,883,883</b>	<b>\$2,883,883</b>
<b>Total Disbursements</b>	<b>\$3,897,545</b>	<b>\$4,071,891</b>	<b>\$5,097,301</b>	<b>\$2,883,883</b>	<b>\$2,883,883</b>
<b>Ending Balance</b>	<b>\$1,087,312</b>	<b>\$1,125,098</b>	<b>\$1,035,769</b>	<b>\$1,028,355</b>	<b>\$973,443</b>
Replacement Reserve	503,645	541,431	452,102	444,668	389,756
Cash with Fiscal Agent	583,667	583,667	583,667	583,687	583,687
<b>Unreserved Ending Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup> In FY 2002 Positions and funding associated with FCRHA Limited Partnerships previously located in Fund 941, FCRP, are transferred to the newly created Fund 950, Housing Partnerships.

<sup>2</sup> Subsequent to the FY 2001 Third Quarter Review, an allocation provided \$70,000 for Project 013863, Penderbrook, for replacing pipes and fittings in 25 units. The Virginia Housing and Development Authority will reimburse the FCRHA for the expenses incurred.