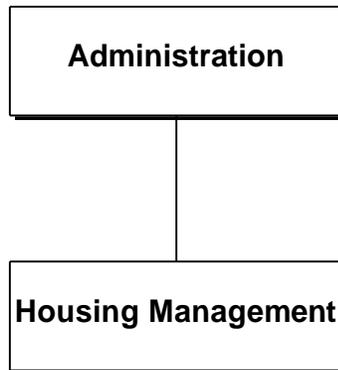


**DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
FUND 950, HOUSING PARTNERSHIPS**



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

Position Detail Information

HOUSING MANAGEMENT

2	Housing Service Specialists III
2	Housing Service Specialists II
2	Housing Service Specialists I
2	Refrigeration & A/C Supervisors
2	General Building Maintenance Workers II
1	Carpenter II
1	Plumber I
<u>2</u>	Administrative Assistants III
14	Positions
14.0	Staff Years

FUND 950 HOUSING PARTNERSHIPS

Agency Mission

To provide affordable rental housing through partnerships between the Fairfax County Redevelopment and Housing Authority (FCRHA) and private investors.

Agency Summary					
Category	FY 2001 Actual	FY 2002 Adopted Budget Plan	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	0/ 0	14/ 14	14/ 14	14/ 14	14/ 14
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Expenditures					
Personnel Services	\$0	\$745,310	\$745,310	\$808,748	\$808,748
Operating Expenses	0	1,422,876	1,667,427	1,559,096	1,559,096
Capital Equipment	0	0	0	0	0
Total Expenditures	\$0	\$2,168,186	\$2,412,737	\$2,367,844	\$2,367,844

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2003 Advertised Budget Plan, as approved by the Board of Supervisors on April 29, 2002:

- ◆ The Board of Supervisors made no changes to the FY 2003 Advertised Budget Plan.

The following funding adjustments reflect all approved changes to the FY 2002 Revised Budget Plan from January 1, 2002 through April 22, 2002. Included are all adjustments made as part of the FY 2002 Third Quarter Review:

- ◆ The Board of Supervisors made no adjustments to this fund.

County Executive Proposed FY 2003 Advertised Budget Plan

Purpose

Fund 950, Housing Partnerships, was created in FY 2002 to allow the Fairfax County Redevelopment and Housing Authority (FCRHA) to efficiently track partnership properties. The Housing Partnership Fund supports a portion of the operating expenses for local rental-housing programs that are owned by limited partnerships of which the FCRHA is the managing general partner. Some costs of the operation of these five properties are tracked through the County's mainframe Financial and Accounting Management Information System (FAMIS); however, offline software systems are required to maintain partnership accounts and meet partnership calendar year reporting schedules. The operation of these developments is primarily supported by tenant rents with a County contribution for real estate taxes at Castellani Meadows, West Glade, and the Public Housing portion of Tavenner Lane. The revenue collected from rents and property excess income is monitored off-line and utilized to reimburse the FCRHA for expenses incurred to support salaries, maintenance, and other operating expenses as identified in Fund 950.

Other partnership properties are managed by private management companies and are not reported in FAMIS. The financial records for these properties are maintained completely offline.

FUND 950 HOUSING PARTNERSHIPS

FY 2003 Initiatives

The FY 2003 Fund 950 budget of \$2,367,844 includes \$745,260 to support major maintenance repairs and landscaping upgrades at the oldest and largest of the partnership properties, Murraygate Village and Stonegate Village. A Comprehensive Needs Assessment Study performed in 1997 recommended a multi-year maintenance and replacement program that would improve properties to neighborhood and community standards. The balance of the funding requirements for Murraygate Village, Stonegate Village and the remaining three properties, Castellani Meadows, Tavenner Lane, and West Glade, are associated with routine operating expenses such as staff expenses, custodial services, supplies, and insurance.

The following chart summarizes the total number of units in the Partnership Program in FY 2003 and the projected operating costs associated with the units:

<u>Project Name</u>	<u>Units</u>	<u>FY 2003 Cost</u>	<u>District</u>
Castellani Meadows	24	\$92,609	Providence
West Glade ¹	24	81,743	Providence
Tavenner Lane ²	12	49,397	Lee
Murraygate Village	197	717,928	Lee
Stonegate Village	<u>234</u>	<u>1,426,167</u>	Hunter Mill
Total Partnership Program	491	\$2,367,844	

¹Fifty units at West Glade are part of the Federally assisted Public Housing program and are reflected in the list of developments in Fund 967. However, operating expenses for all 74 units are included in Fund 950 since they are all owned by a limited partnership.

²Twelve units at Tavenner are part of the Federally assisted Public Housing program and are reflected in the list of developments in Fund 967. However, operating expenses for all 24 units are included in Fund 950 since they are all owned by a limited partnership.

Funding Adjustments

The following funding adjustments from the FY 2002 Revised Budget Plan are necessary to support the FY 2003 program:

- ◆ A net increase of \$63,438 in Personnel Services associated with salary adjustments necessary to support the County's compensation program.
- ◆ A net decrease of \$108,331 in Operating Expenses not required in FY 2003 as a result of one-time carryover expenditures primarily associated with security, custodial, painting, grounds and maintenance contracts at the five partnership properties, and for deferred installation and renovation projects at Murraygate Village, offset by increases in renovation and replacement projects at Stonegate Village Apartments.

The following funding adjustments reflect all approved changes in the FY 2002 Revised Budget Plan since passage of the FY 2002 Adopted Budget Plan. Included are all adjustments made as part of the FY 2001 Carryover Review and all other approved changes through December 31, 2001:

- ◆ As part of the *FY 2001 Carryover Review*, the Board of Supervisors approved \$244,551 including encumbered carryover of \$144,493 for security, custodial, painting, grounds and maintenance contracts at the five partnership properties and unencumbered carryover of \$100,058 for deferred installation and renovation projects at Murraygate Village.

FUND 950 HOUSING PARTNERSHIPS

FUND STATEMENT

Fund Type H94, Local Rental Housing Program

Fund 950, Housing Partnerships

	FY 2001 Actual	FY 2002 Adopted Budget Plan	FY 2002 Revised Budget Plan	FY 2003 Advertised Budget Plan	FY 2003 Adopted Budget Plan
Beginning Balance¹	\$0	\$0	\$144,493	\$0	\$0
Revenue:					
FCRHA Reimbursements	\$0	\$2,168,186	\$2,268,244	\$2,367,844	\$2,367,844
Total Revenue	\$0	\$2,168,186	\$2,268,244	\$2,367,844	\$2,367,844
Total Available	\$0	\$2,168,186	\$2,412,737	\$2,367,844	\$2,367,844
Expenditures:					
Personnel Services	\$0	\$745,310	\$745,310	\$808,748	\$808,748
Operating Expenses	0	1,422,876	1,667,427	1,559,096	1,559,096
Capital Equipment	0	0	0	0	0
Total Expenditures	\$0	\$2,168,186	\$2,412,737	\$2,367,844	\$2,367,844
Total Disbursements	\$0	\$2,168,186	\$2,412,737	\$2,367,844	\$2,367,844
Ending Balance	\$0	\$0	\$0	\$0	\$0
Replacement Reserve	0	0	0	0	0
Cash with Fiscal Agent	0	0	0	0	0
Unreserved Ending Balance	\$0	\$0	\$0	\$0	\$0

¹ In FY 2002 the Beginning Balance is increased by \$144,493 representing the amount of the Replacement Reserve being transferred from Fund 914, Fairfax County Rental Program.