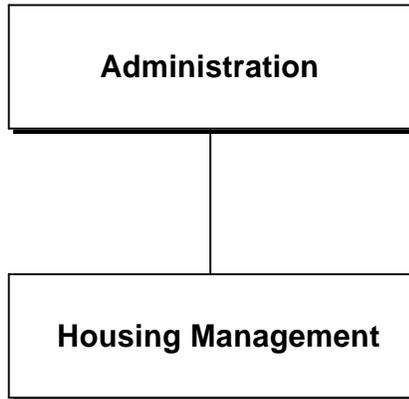


**DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
FUND 950, HOUSING PARTNERSHIPS**



<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
2	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 2002 Actual	FY 2003 Adopted Budget Plan	FY 2003 Revised Budget Plan	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	14/ 14	14/ 14	14/ 14	14/ 14	14/ 14
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Expenditures					
Personnel Services	\$674,758	\$808,748	\$808,748	\$847,928	\$843,077
Operating Expenses	1,064,760	1,559,096	1,607,750	1,559,866	1,559,866
Capital Equipment	0	0	0	0	0
Total Expenditures	\$1,739,518	\$2,367,844	\$2,416,498	\$2,407,794	\$2,402,943

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2004 Advertised Budget Plan, as approved by the Board of Supervisors on April 28, 2003:

- ◆ A decrease of \$4,851 reflects reduced funding for the Pay for Performance program. Based on the approved 25 percent reduction, the FY 2004 program will result in reductions in the increases employees will receive based on their performance rating, capping employees to a maximum of 5.25 percent. This adjustment leaves in place the Pay for Performance program in preparation for system redesign for FY 2005.

The following funding adjustments reflect all approved changes to the FY 2003 Revised Budget Plan from January 1, 2003 through April 21, 2003. Included are all adjustments made as part of the FY 2003 Third Quarter Review:

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

County Executive Proposed FY 2004 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, an FCRHA software system is 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 also monitored by the FCRHA software system and utilized by the partnerships to reimburse the FCRHA for expenses incurred to support salaries, maintenance, and other operating expenses as identified in Fund 950.

FUND 950 HOUSING PARTNERSHIPS

Other partnership properties are managed by private management companies and are not reported in FAMIS. The financial records for these properties are maintained on the FCRHA software system.

FY 2004 Initiatives

The FY 2004 Fund 950 budget of \$2,407,794 includes \$903,300 to support major maintenance repairs and landscaping upgrades at the two 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 2004 and the projected operating costs associated with the units:

<u>Project Name</u>	<u>Units</u>	<u>FY 2004 Cost</u>	<u>District</u>
Castellani Meadows	24	\$94,790	Providence
West Glade ¹	24	83,923	Providence, Hunter Mill, and Sully
Tavenner Lane ²	12	50,832	Lee
Murraygate Village	197	724,361	Lee
Stonegate Village	234	1,453,888	Hunter Mill
Total Partnership Program	491	\$2,407,794	

¹ Fifty 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.

² Twelve 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 2003 Revised Budget Plan are necessary to support the FY 2004 program:

- ◆ A net increase of \$39,180 in Personnel Services associated with salary adjustments necessary to support the County's compensation program.
- ◆ A net decrease of \$47,884 in Operating Expenses primarily due to the one-time FY 2002 carryover of expenditures to repair the roof at Stonegate Village Apartments offset primarily by an increase in repairs and maintenance at Stonegate Village Apartments.

The following funding adjustments reflect all approved changes in the FY 2003 Revised Budget Plan since passage of the FY 2003 Adopted Budget Plan. Included are all adjustments made as part of the FY 2002 Carryover Review and all other approved changes through December 31, 2002:

- ◆ As part of the FY 2002 Carryover Review, the Board of Supervisors approved \$48,654 in encumbered carryover to repair the roof at the Stonegate Village Apartments. In addition, revenues are increased \$296,871 for reimbursement of expenses incurred in FY 2002 at the Partnership properties, Murraygate Village, Stonegate Village, Castellani Meadows, Mixed Greens, and Tavenner Lane.

FUND 950 HOUSING PARTNERSHIPS

FUND STATEMENT

Fund Type H94, Local Rental Housing Program

Fund 950, Housing Partnerships

	FY 2002 Actual	FY 2003 Adopted Budget Plan	FY 2003 Revised Budget Plan	FY 2004 Advertised Budget Plan	FY 2004 Adopted Budget Plan
Beginning Balance¹	\$144,493	\$0	(\$176,640)	\$144,493	\$71,577
Revenue:					
FCRHA Reimbursements	\$1,418,385	\$2,367,844	\$2,664,715	\$2,407,794	\$2,407,794
Total Revenue	\$1,418,385	\$2,367,844	\$2,664,715	\$2,407,794	\$2,407,794
Total Available	\$1,562,878	\$2,367,844	\$2,488,075	\$2,552,287	\$2,479,371
Expenditures:					
Personnel Services	\$683,672	\$808,748	\$808,748	\$847,928	\$843,077
Operating Expenses	1,055,846	1,559,096	1,607,750	1,559,866	1,559,866
Capital Equipment	0	0	0	0	0
Total Expenditures	\$1,739,518	\$2,367,844	\$2,416,498	\$2,407,794	\$2,402,943
Total Disbursements	\$1,739,518	\$2,367,844	\$2,416,498	\$2,407,794	\$2,402,943
Ending Balance	(\$176,640)	\$0	\$71,577	\$144,493	\$76,428
Replacement Reserve	\$0	\$0	\$71,577	\$144,493	\$76,428
Cash with Fiscal Agent	0	0	0	0	0
Unreserved Ending Balance	(\$176,640)	\$0	\$0	\$0	\$0

¹ The *FY 2003 Revised Budget Plan* negative Beginning Balance will be recovered from FY 2003 Partnership reimbursements.