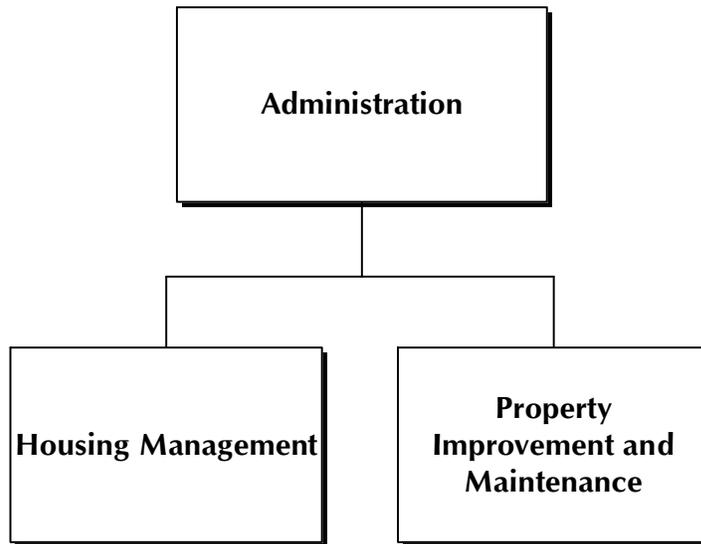


# Fund 141

## Elderly Housing Programs

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### 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, Elderly Housing Programs, are: Lewinsville Senior Residences in McLean, Little River Glen in the Braddock District, and Lincolnia Center in the Mason District. Funding for three facilities, Gum Springs located in the Mt. Vernon District, Morris Glen in the Lee District and Herndon Harbor House in the Dranesville District, are not presented in Fund 141, Elderly Housing Programs. 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. Housing and Community Development staff administers the contract between the FCRHA and the private firm hired to manage the facilities. Together, in FY 2006, these six facilities will provide for 408 congregate housing units, three Adult Day Health Care Centers, and a 52-bed Adult Care Residence. In response to the need for more affordable assisted-living facilities in Fairfax County, the FCRHA is planning to construct phase II of the Little River Glen campus to include a 60-unit assisted-living facility that will be affordable to low-income elderly. Phase III of Little River Glen is proposed to include 150 units for independent seniors. 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 Care Center.

In FY 2006, 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 \$1.39 million supports approximately 42 percent of expenditures in Fund 141. The Gum Springs, Morris Glen, and Herndon Harbor 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 care centers, and a Congregate Food 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.

## Fund 141

### Elderly Housing Programs

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The elderly projects are briefly described below:

- ◆ Lewinsville Senior Residences is a housing facility in McLean (Dranesville District) comprising 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 Food program is funded through the Area Agency on Aging. 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 2006 funding provided in Fund 141 for the operation of the elderly housing component of this facility is \$187,056.
- ◆ Little River Glen is a 120-unit facility which opened in the fall of 1990, 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 to participate in 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 the Area Agency on Aging funds the Congregate Food program. FY 2006 funding provided in Fund 141 for the operation of this facility is \$1,777,281.
- ◆ 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 care giving 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 Food program is administered by HCD and funded by the Area Agency on Aging for all program participants and residents. FY 2006 funding provided in Fund 141 for the operation of this facility is \$1,342,720.
- ◆ 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 Phase 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 recently completed in May 2005.

# Fund 141

## Elderly Housing Programs

- ◆ 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 2004 Actual	FY 2005 Adopted Budget Plan	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan	FY 2006 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	15/ 15	15/ 15	15/ 15	15/ 15	15/ 15
Expenditures:					
Personnel Services	\$880,896	\$980,348	\$980,348	\$1,012,218	\$1,012,218
Operating Expenses	2,132,950	2,390,082	2,639,577	2,294,839	2,294,839
Capital Equipment	0	0	0	0	0
<b>Total Expenditures</b>	<b>\$3,013,846</b>	<b>\$3,370,430</b>	<b>\$3,619,925</b>	<b>\$3,307,057</b>	<b>\$3,307,057</b>

Position Summary					
<b><u>HOUSING MANAGEMENT</u></b>					
	1	Senior Mechanical Systems Supervisor		1	General Building Maintenance Worker I
1	1	Housing Services Specialist V		1	Asst. Supv. Facilities Support
1	1	Housing Services Specialist IV		1	Electrician II
2	4	Housing Services Specialists II		1	Administrative Assistant V
1	1	Housing Services Specialist I		1	Maintenance Trade Helper II
<b><u>TOTAL POSITIONS</u></b>					
<b>15 Positions / 15.0 Staff Years</b>					

### FY 2006 Funding Adjustments

The following funding adjustments from the FY 2005 Revised Budget Plan are necessary to support the FY 2006 program:

- ◆ **Employee Compensation** **\$31,870**  
An increase of \$31,870 in Personnel Services associated with salary and fringe benefit adjustments necessary to support the County's compensation program. Funding includes an increase in the shift differential rate to \$0.85 for the evening shift in the amount of \$1,262.
  
- ◆ **Consultant and Service Contracts** **(\$344,738)**  
A net decrease of \$344,738 including a decrease of \$95,243 primarily associated with one-time repair and maintenance projects and a decrease of \$249,495 for one-time professional consultant contracts and contractual payments carried over from FY 2004.

# Fund 141

## Elderly Housing Programs

### Board of Supervisors' Adjustments

*The following funding adjustments reflect all changes to the FY 2006 Advertised Budget Plan, as approved by the Board of Supervisors on April 25, 2005:*

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

### **Changes to FY 2005 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2005 Revised Budget Plan since passage of the FY 2005 Adopted Budget Plan. Included are all adjustments made as part of the FY 2004 Carryover Review and all other approved changes through December 31, 2004:*

- ◆ **Carryover Adjustments** **\$249,495**  
As part of the FY 2004 Carryover Review, \$249,495 was added including encumbered carryover of \$155,495 primarily for professional consultant and contractual payments and unencumbered carryover of \$94,000 for the repair and replacement of a portion of the sidewalks and replacement of gutters and downspouts at Little River Glen, as well as the replacement three hot water heaters at the Lincolnia facility.

*The following funding adjustments reflect all approved changes to the FY 2005 Revised Budget Plan from January 1, 2005 through April 18, 2005. Included are all adjustments made as part of the FY 2005 Third Quarter Review:*

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

# Fund 141 Elderly Housing Programs

## FUND STATEMENT

### Fund Type H14, Special Revenue Funds

### Fund 141, Elderly Housing Programs

	FY 2004 Actual	FY 2005 Adopted Budget Plan	FY 2005 Revised Budget Plan	FY 2006 Advertised Budget Plan	FY 2006 Adopted Budget Plan
<b>Beginning Balance</b>	<b>\$422,851</b>	<b>\$81,335</b>	<b>\$461,459</b>	<b>\$152,909</b>	<b>\$57,333</b>
Revenue:					
Rental Income	\$1,584,512	\$1,576,773	\$1,576,773	\$1,606,286	\$1,606,286
Miscellaneous Revenue	16,332	12,540	12,540	17,841	17,841
HOME Rental Assistance	236,177	238,642	238,642	236,177	236,177
<b>Total Revenue</b>	<b>\$1,837,021</b>	<b>\$1,827,955</b>	<b>\$1,827,955</b>	<b>\$1,860,304</b>	<b>\$1,860,304</b>
Transfer In:					
General Fund (001)	\$1,215,433	\$1,387,844	\$1,387,844	\$1,389,421	\$1,389,421
<b>Total Transfer In</b>	<b>\$1,215,433</b>	<b>\$1,387,844</b>	<b>\$1,387,844</b>	<b>\$1,389,421</b>	<b>\$1,389,421</b>
<b>Total Available</b>	<b>\$3,475,305</b>	<b>\$3,297,134</b>	<b>\$3,677,258</b>	<b>\$3,402,634</b>	<b>\$3,307,058</b>
Expenditures:					
Personnel Services <sup>1</sup>	\$880,896	\$980,348	\$980,348	\$1,012,218	\$1,012,218
Operating Expenses <sup>1</sup>	2,132,950	2,390,082	2,639,577	2,294,839	2,294,839
Capital Equipment	0	0	0	0	0
<b>Total Expenditures</b>	<b>\$3,013,846</b>	<b>\$3,370,430</b>	<b>\$3,619,925</b>	<b>\$3,307,057</b>	<b>\$3,307,057</b>
<b>Total Disbursements</b>	<b>\$3,013,846</b>	<b>\$3,370,430</b>	<b>\$3,619,925</b>	<b>\$3,307,057</b>	<b>\$3,307,057</b>
<b>Ending Balance <sup>2</sup></b>	<b>\$461,459</b>	<b>(\$73,296)</b>	<b>\$57,333</b>	<b>\$95,577</b>	<b>\$1</b>
Replacement Reserve	\$81,335	\$0	\$57,333	\$95,577	\$0
<b>Unreserved Ending Balance</b>	<b>\$380,124</b>	<b>(\$73,296)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1</b>

<sup>1</sup> In order to account for revenues and expenditures in the proper fiscal year, audit adjustments in the amount of \$95,576 have been reflected as an increase to FY 2004 expenditures. These adjustments have been included in the FY 2004 Comprehensive Annual Financial Report (CAFR). Details of the FY 2004 audit adjustments were included in the FY 2005 Third Quarter Package.

<sup>2</sup> Ending Balances fluctuate due to Pay for Performance program increments, carryover of operating expenses, audit adjustments and adjustments in the General Fund Transfer. The FY 2005 Adopted Budget Plan negative balance was adjusted at the FY 2004 Carryover Review to reflect actual results.