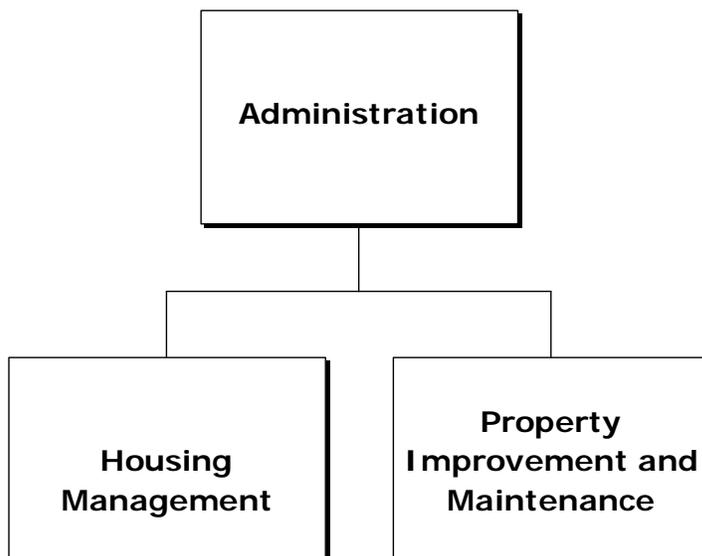


Fund 141

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) and managed by staff of the Department of Housing and Community Development. The three elderly housing developments funded in Fund 141, Elderly Housing Programs, are: Lewinsville Senior Residences in McLean (Dranesville District), Little River Glen in Fairfax (Braddock District) and Lincolnia Senior Center and Residences (Mason District). Funding for four facilities, Gum Springs Glen (Mount Vernon District), Morris Glen (Lee District) and Herndon Harbor House (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 managed by a private firm. In addition, Braddock Glen, a 60-unit assisted living facility, is not presented in Fund 141 as it is owned by the FCRHA but managed by a private firm. Housing and Community Development staff administers the contracts between the FCRHA and the private firms hired to manage its facilities. Together, in FY 2012, these eight facilities will provide for 610 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. When completed, the Little River Glen campus is proposed to include 270 units for independent elderly, 60 units for assisted-living elderly, two Senior Centers and an Adult Day Care Center.

In FY 2012, 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 approximately \$1.99 million supports approximately 48 percent of expenditures in Fund 141. The housing programs at Gum Springs Glen, Morris Glen, Herndon Harbor and Olley Glen facilities are self-supporting and do not require County General Fund support in Fund 141.

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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 Neighborhood and Community Services, the Health Department, Fund 102, Federal/State Grant Fund, and the County and Schools Consolidated Debt Service Fund.

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 102, Federal/State Grant Fund. The FCRHA leases a portion of this facility from the County for the elderly housing program. 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 Neighborhood and Community Services, and an Adult Day Health Care program run by the Health Department serving an average of 35 senior citizens. FY 2012 funding provided in Fund 141 for the operation of the elderly housing component of this facility is \$249,136.

- ◆ 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, the Glens at Little River, 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 Neighborhood and Community Services operates the Senior Center and Fund 102, Federal/State Grant Fund funds the congregate meal program. FY 2012 funding provided in Fund 141 for the operation of this facility is \$1,447,528.

- ◆ 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. The FCRHA leases the residential portion of this facility for the elderly housing program from the County. Funding for a management contract in the amount of approximately \$0.9 million 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 Neighborhood and Community Services administers the Senior Center, and the Health Department operates the Adult Day Health Care Center. A congregate meal program is administered by HCD and funded in Fund 102, Federal/State Grant Fund, for all program participants and residents. FY 2012 funding provided in Fund 141 for the operation of this facility is \$2,462,837.

- ◆ Braddock Glen is a 60-unit affordable, assisted living facility which opened in July 2006. This facility is managed and maintained by a private contractor and the Adult Day Care Center is operated by the Fairfax County Health Department. The senior recreation program which is conducted inside the facility is operated by a private contractor, and a congregate meal program is funded by Fund 102, Federal/State Grant Fund.

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The elderly projects owned by Limited Partnerships are briefly described below:

- ◆ 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 residential buildings and a small community building. Four different models of one-bedroom units are available as well as an attractive 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 a senior community developed in three phases and is located in the Town of Herndon in the Dranesville District. Opened in October 1998, Herndon Harbor House I is a 60-unit community that includes two 30-unit residential buildings. 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 completed in May 2005.

- ◆ Gum Springs Glen is a 60-unit 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 residential 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.

- ◆ Olley Glen is a new 90-unit active senior development on the FCRHA's Glens at Little River senior housing campus in the Braddock District. The total development cost for the project was \$24,037,988 including \$17,033,859 in non-County funds, as well as \$704,129 from the Housing Trust Fund and the \$6,300,000 Penny for Affordable Housing Fund investment. The project was completed in October 2010. This property is owned as a partnership and is managed by the FCRHA and budgeted in Fund 950, Housing Partnerships.

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.

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Elderly Housing Programs

Budget and Staff Resources

Agency Summary					
Category	FY 2010 Actual	FY 2011 Adopted Budget Plan	FY 2011 Revised Budget Plan	FY 2012 Advertised Budget Plan	FY 2012 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	16 / 16	15 / 15	15 / 15	15 / 15	15 / 15
Expenditures:					
Personnel Services	\$1,160,052	\$1,106,001	\$1,106,001	\$1,048,665	\$1,048,665
Operating Expenses	2,375,986	3,080,705	4,095,766	3,110,836	3,110,836
Capital Equipment	0	0	0	0	0
Total Expenditures	\$3,536,038	\$4,186,706	\$5,201,767	\$4,159,501	\$4,159,501

Position Summary					
HOUSING MANAGEMENT					
1 Director of Senior Housing	1	Housing Services Specialist II		1	General Building Maintenance Worker I
1 Housing Services Specialist V	1	Housing Services Specialist I		1	Administrative Assistant V
1 Housing Services Specialist IV	1	Senior Mechanical Systems Supervisor		1	Maintenance Trade Helper II
1 Housing Services Specialist III	1	Trades Supervisor		1	Maintenance Trade Helper II
	1	Electrician II		3	Facility Attendants II
TOTAL POSITIONS					
15 Positions / 15.0 Staff Years					

FY 2012 Funding Adjustments

The following funding adjustments reflect all changes to the FY 2011 Adopted Budget Plan, as approved by the Board of Supervisors on April 26, 2011.

- ◆ **Employee Compensation** \$0
It should be noted that no funding is included for pay for performance or market rate adjustments in FY 2012.

- ◆ **Personnel Services** (\$57,336)
A decrease of \$57,336 in Personnel Services is based on projected FY 2012 actual salaries.

- ◆ **Operating and Maintenance Costs** \$30,131
A net increase of \$30,131 in Operating Expenses is primarily associated with increased costs based on prior years' actual expenses.

Changes to FY 2011 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2011 Revised Budget Plan since passage of the FY 2011 Adopted Budget Plan. Included are all adjustments made as part of the FY 2010 Carryover Review, FY 2011 Third Quarter Review, and all other approved changes through April 12, 2011.

- ◆ **Carryover Adjustments** \$1,015,061
As part of the FY 2010 Carryover Review, the Board of Supervisors approved an increase of \$1,015,061 in Operating Expenses due to encumbered carryover primarily associated with management fees for Lincolnia Senior Living Facility and maintenance and operating expenses for utilities and building repair at all properties.

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Elderly Housing Programs

FUND STATEMENT

Fund Type H14, Special Revenue Funds

Fund 141, Elderly Housing Programs

	FY 2010 Actual	FY 2011 Adopted Budget Plan	FY 2011 Revised Budget Plan	FY 2012 Advertised Budget Plan	FY 2012 Adopted Budget Plan
Beginning Balance	\$963,920	\$520,087	\$1,843,707	\$1,362,771	\$1,205,345
Revenue:					
Rental Income ¹	\$2,196,634	\$1,870,536	\$2,211,771	\$2,085,153	\$2,085,153
Miscellaneous Revenue ¹	85,966	18,702	18,702	18,702	18,702
Section 8 Rental Assistance ¹	100,000	343,707	343,707	245,584	245,584
Total Revenue	\$2,382,600	\$2,232,945	\$2,574,180	\$2,349,439	\$2,349,439
Transfer In:					
General Fund (001)	\$2,033,225	\$1,989,225	\$1,989,225	\$1,989,225	\$1,989,225
Total Transfer In	\$2,033,225	\$1,989,225	\$1,989,225	\$1,989,225	\$1,989,225
Total Available	\$5,379,745	\$4,742,257	\$6,407,112	\$5,701,435	\$5,544,009
Expenditures:					
Personnel Services ¹	\$1,160,052	\$1,106,001	\$1,106,001	\$1,048,665	\$1,048,665
Operating Expenses ¹	2,375,986	3,080,705	4,095,766	3,110,836	3,110,836
Total Expenditures	\$3,536,038	\$4,186,706	\$5,201,767	\$4,159,501	\$4,159,501
Total Disbursements	\$3,536,038	\$4,186,706	\$5,201,767	\$4,159,501	\$4,159,501
Ending Balance²	\$1,843,707	\$555,551	\$1,205,345	\$1,541,934	\$1,384,508
Replacement Reserve	\$1,843,707	\$555,551	\$1,205,345	\$1,541,934	\$1,384,508
Unreserved Ending Balance	\$0	\$0	\$0	\$0	\$0

¹In order to account for revenues and expenditures in the proper fiscal year, audit adjustments totaling a net decrease of \$157,425.65 have been reflected as an increase of \$74,527.62 in FY 2010 revenues to record accrual adjustments, and an increase of \$231,953.27 in FY 2010 expenditures to record accrued expenses for contracts, building supplies, and repairs and maintenance in the appropriate fiscal year. These audit adjustments have been included in the FY 2010 Comprehensive Annual Financial Report (CAFR). Details of the FY 2010 audit adjustments were included in the FY 2011 Third Quarter Package.

²Ending Balances fluctuate due to program adjustments, carryover of operating expenditures, audit adjustments and adjustments in the General Fund transfer.