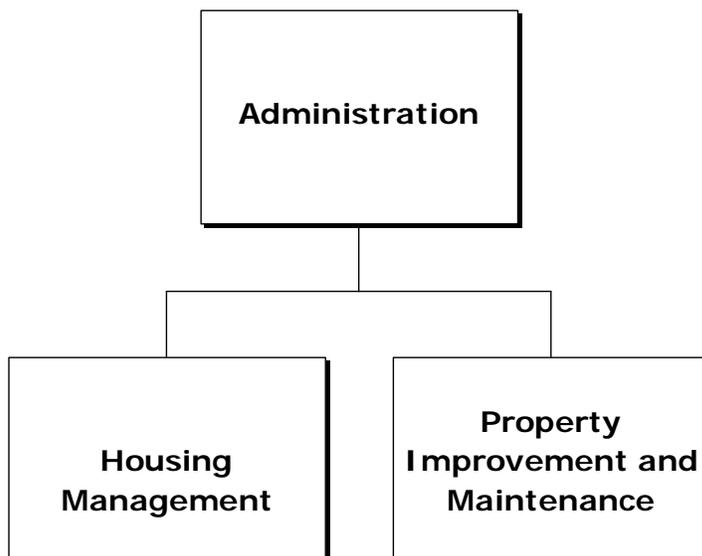


Fund 141

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). 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 Residence (Lincolnia area of the Mason District). Funding for five facilities, Morris Glen in the Lee District, Gum Springs located in the Mount Vernon District, Herndon Harbor House in the Dranesville District, Olley Glen in the Braddock District and Braddock Glen in Fairfax (Braddock 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 private firms. Together, in FY 2013, 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.

In FY 2013, the operation of 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 a rental subsidy from the federally funded Housing Choice Voucher program. The County's General Fund transfer of approximately \$2.0 million supports 48 percent of expenditures in Fund 141. The Morris Glen, Gum Springs, Herndon Harbor, Olley Glen and Braddock Glen 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 Neighborhood and Community Services, the Health Department, Fund 102, Federal/State Grant Fund, and the County and Schools Consolidated Debt Service Fund.

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The elderly projects funded in Fund 141 are briefly described below:

- ◆ Lewinsville Senior Residences is a housing facility in McLean (Dranesville District) that is 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 for the elderly housing program from the County. In addition, the facility also houses a senior recreation program that serves 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 that serves an average of 35 senior citizens. FY 2013 funding provided in Fund 141 for the operation of the elderly housing component of this facility is \$261,701.

- ◆ Little River Glen is a 120-unit facility which opened in the fall of 1990. It 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 Neighborhood and Community Services runs the Senior Center and Fund 102, Federal/State Grant Fund funds the congregate meal program. FY 2013 funding provided in Fund 141 for the operation of this facility is \$1,469,721.

- ◆ 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 daily living activities. 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 \$895,000 for the Lincolnia Adult Care Residence will cover the costs of care giving staff 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 staffs and operates the Adult Day Health Care Center. A congregate meal program is administered by HCD and funded by Fund 102, Federal/State Grant Fund, for all program participants and residents. FY 2013 funding provided in Fund 141 for the operation of this facility is \$2,475,260.

The elderly projects owned by the limited partnership 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 a large 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.

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- ◆ 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 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.

- ◆ Herndon Harbor House is an adult care community that was 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 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 that was completed in May 2005.

- ◆ Olley Glen is a 90-unit active senior development on the FCRHA's Glens at Little River senior housing campus in the Braddock District. This project was completed in October 2010. 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 \$6,300,000 from Fund 319, The Penny for Affordable Housing Fund. This property is owned as a partnership, managed by the FCRHA, and budgeted in Fund 950, Housing Partnerships.

- ◆ Braddock Glen is a 60-unit affordable, assisted living facility which opened in July 2006. This facility is owned by the FCRHA, 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. The facility is proposed to be fully managed by CSM, a third-party company, once the contract is finalized in FY 2012.

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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Budget and Staff Resources

Agency Summary				
Category	FY 2011 Actual	FY 2012 Adopted Budget Plan	FY 2012 Revised Budget Plan	FY 2013 Advertised Budget Plan
Authorized Positions/Staff Years				
Regular	15 / 15	15 / 15	15 / 15	15 / 15
Expenditures:				
Personnel Services	\$1,009,664	\$1,048,665	\$1,063,623	\$1,090,345
Operating Expenses	3,253,766	3,110,836	3,884,509	3,116,337
Capital Equipment	0	0	0	0
Total Expenditures	\$4,263,430	\$4,159,501	\$4,948,132	\$4,206,682

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

FY 2013 Funding Adjustments

The following funding adjustments from the FY 2012 Adopted Budget Plan are necessary to support the FY 2013 program:

- ◆
Employee Compensation \$22,083
 An increase of \$22,083 in Personnel Services reflects a 2.18 percent market rate adjustment (MRA) in FY 2013.
- ◆
Full Year Impact of FY 2012 Market Rate Adjustment \$19,597
 As part of the *FY 2011 Carryover Review*, the Board of Supervisors approved an increase of \$19,597 in Personnel Services for a 2.0 percent market rate adjustment (MRA), effective September 24, 2011.
- ◆
Operating and Maintenance Costs \$5,501
 A net increase of \$5,501 in Operating Expenses is associated with increased costs based on prior years' actual expenses primarily for repair and maintenance, utility consumption and administration with adjustments for one-time repair and maintenance costs at the Lincolnia property.

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Changes to FY 2012 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2012 Revised Budget Plan since passage of the FY 2012 Adopted Budget Plan. Included are all adjustments made as part of the FY 2011 Carryover Review, and all other approved changes through December 31, 2011:

- ◆ **Carryover Adjustments** **\$788,631**
As part of the *FY 2011 Carryover Review*, the Board of Supervisors approved funding of \$14,958 in Personnel Services for a 2.0 percent market rate adjustment, effective September 24, 2011. In addition, the Board approved \$207,589 in encumbered carryover and an allocation of \$566,084 from fund balance to support required capital improvements at the Lincolnia Senior Living Facility that were not completed in FY 2011.

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FUND STATEMENT

Fund Type H14, Special Revenue Funds

Fund 141, Elderly Housing Programs

	FY 2011 Actual	FY 2012 Adopted Budget Plan	FY 2012 Revised Budget Plan	FY 2013 Advertised Budget Plan
Beginning Balance	\$1,843,707	\$1,205,345	\$1,832,163	\$1,318,207
Revenue:				
Rental Income	\$2,170,082	\$2,085,153	\$2,165,707	\$1,925,834
Miscellaneous Revenue	26,737	18,702	18,702	18,702
HOME Rental Assistance	65,842	245,584	245,584	355,032
Total Revenue	\$2,262,661	\$2,349,439	\$2,429,993	\$2,299,568
Transfer In:				
General Fund (001)	\$1,989,225	\$1,989,225	\$2,004,183	\$2,030,905
Total Transfer In	\$1,989,225	\$1,989,225	\$2,004,183	\$2,030,905
Total Available	\$6,095,593	\$5,544,009	\$6,266,339	\$5,648,680
Expenditures:				
Personnel Services	\$1,009,664	\$1,048,665	\$1,063,623	\$1,090,345
Operating Expenses	3,253,766	3,110,836	3,884,509	3,116,337
Total Expenditures	\$4,263,430	\$4,159,501	\$4,948,132	\$4,206,682
Total Disbursements	\$4,263,430	\$4,159,501	\$4,948,132	\$4,206,682
Ending Balance¹	\$1,832,163	\$1,384,508	\$1,318,207	\$1,441,998
Replacement Reserve	\$1,832,163	\$1,384,508	\$1,318,207	\$1,441,998
Unreserved Ending Balance	\$0	\$0	\$0	\$0

¹ Ending Balances fluctuate due to program adjustments, carryover of operating expenditures, audit adjustments and adjustments in the General Fund transfer.