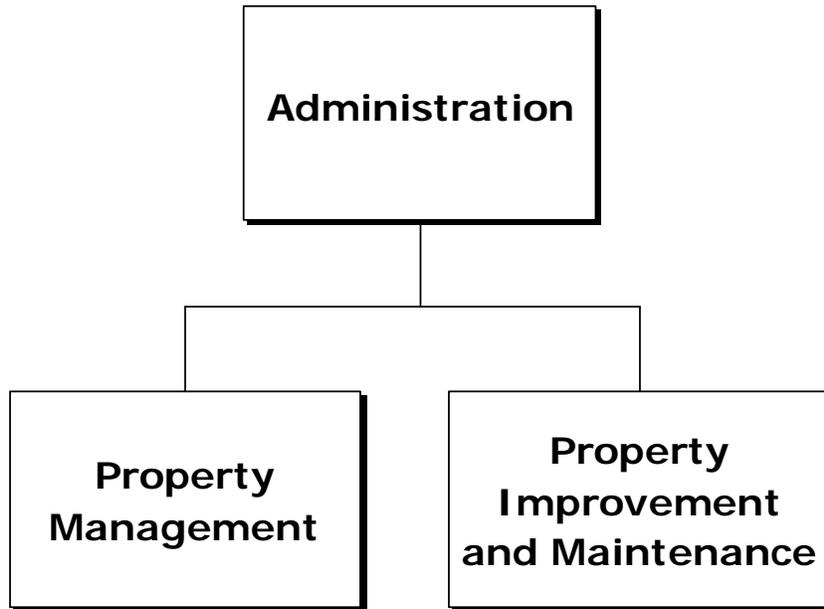


## Fund 40330 Elderly Housing Programs

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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 40330 (formerly 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 40330, Elderly Housing Programs, are: Lewinsville Senior Residences in McLean (Dranesville District), Little River Glen in Fairfax (Braddock District) and Lincolnia Senior Center and Residence in the Lincolnia area of the Mason District. Funding for five facilities, Gum Springs Glen located in the Mount Vernon District, Morris Glen in the Lee District, Olley Glen in the Braddock District, Herndon Harbor House in the Dranesville District and Braddock Glen in Fairfax (Braddock District) are not presented in Fund 40330, 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. The Housing and Community Development (HCD) staff administers the contracts between the FCRHA and the private firms hired to manage the facilities. Together, in FY 2014, 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 2014, 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 rental subsidy from the federally funded HOME program. The County's General Fund transfer of approximately \$1.85 million supports approximately 56 percent of expenditures in Fund 40330. The Gum Springs Glen, Morris Glen, Olley Glen, Herndon Harbor House and Braddock Glen facilities are self-supporting and do not require County General Fund support in Fund 40330.

## Fund 40330

### Elderly Housing Programs

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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 50000, Federal/State Grant Fund, and capital project requirements are funded in Fund 20000, Consolidated Debt Service.

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 50000, 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 serving an average of 59 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 28 senior citizens. FY 2014 funding provided in Fund 40330 for the operation of the elderly housing component of this facility is \$296,695.
- 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 50000, Federal/State Grant Fund, funds the congregate meal program. FY 2014 funding provided in Fund 40330 for the operation of this facility is \$1,609,779.
- Lincolnia Senior Center and Residence 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. In FY 2013 the Lincolnia Center was transitioned to a third-party management company. Funding for a management contract in the amount of approximately \$1.4 million for the Lincolnia independent living and adult care program will cover the operational costs of the facility and the cost of care giving staff that provide services 24 hours a day for the assisted living 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 the management company and funded by Fund 50000, Federal/State Grant Fund, for all program participants and residents. FY 2014 funding provided in Fund 40330 for the operation of this facility is \$1,415,413.

## Fund 40330

### Elderly Housing Programs

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The elderly projects owned by the limited partnership are briefly described below:

- 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.
- 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 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.
- Olley Glen is a 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 \$6,300,000 from The Penny for Affordable Housing Fund. The project was completed in October 2010. This property is owned as a partnership and is managed by the FCRHA and budgeted in Fund 81200, Housing Partnerships.
- 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 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.
- 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 Health 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 50000, Federal/State Grant Fund.

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.

# Fund 40330

## Elderly Housing Programs

### Budget and Staff Resources

Category	FY 2012 Actual	FY 2013 Adopted	FY 2013 Revised	FY 2014 Advertised	FY 2014 Adopted
<b>FUNDING</b>					
Expenditures:					
Personnel Services	\$1,103,980	\$1,102,737	\$1,102,737	\$942,580	\$942,580
Operating Expenses	2,871,809	3,116,337	3,641,697	2,379,307	2,379,307
Capital Equipment	0	0	0	0	0
<b>Total Expenditures</b>	<b>\$3,975,789</b>	<b>\$4,219,074</b>	<b>\$4,744,434</b>	<b>\$3,321,887</b>	<b>\$3,321,887</b>
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	15 / 15	15 / 15	15 / 15	13 / 13	13 / 13
<b>RENTAL HOUSING PROPERTY MANAGEMENT</b>					
1 Director of Senior Housing	1	Hsng. Services Specialist II	1	General Building Maintenance Worker I	
1 Hsng. Services Specialist V	1	Hsng. Services Specialist I		Administrative Assistants V (-1T)	
0 Hsng. Services Specialists IV (-1T)	1	Senior Mechanical Systems Supervisor	0	Maintenance Trade Helper II	
1 Hsng. Services Specialist III	1	Trades Supervisor	1	Facility Attendants II	
		Electrician II	3		
<b>TOTAL POSITIONS</b>					
13 Positions (-2T) / 13.0 (-2.0T) FTE					

(-T) Denotes Transferred Position

### FY 2014 Funding Adjustments

The following funding adjustments from the FY 2013 Adopted Budget Plan are necessary to support the FY 2014 program. Included are all adjustments recommended by the County Executive that were approved by the Board of Supervisors, as well as any additional Board of Supervisors' actions, as approved in the adoption of the budget on April 30, 2013.

- ◆ **Employee Compensation**

An increase of \$12,392 in Personnel Services reflects the full year impact of the FY 2013 2.5 percent performance-based scale and salary increase, effective January 2013, for non-uniformed employees. It should be noted that no funding is included for additional employee compensation for this fund in FY 2014.

**\$12,392**
- ◆ **Project-Based Budgeting Adjustments**

An increase of \$30,764 in Personnel Services is primarily associated with salary and fringe benefit adjustments based on project-based budgeting requirements.

**\$30,764**
- ◆ **Operating and Maintenance Costs**

A net decrease of \$737,030 in Operating Expenses is primarily associated with a reduction in third party contract costs for the Lincolnia facility, partially offset by an increase in expenses for contractual services and repair and maintenance based on prior year's actuals at the Little River Glen and Lewinsville properties.

**(\$737,030)**

## Fund 40330 Elderly Housing Programs

◆ **Reductions** (\$203,313)

A decrease of \$203,313 and 2/2.0 FTE positions reflects the following reductions utilized to balance the FY 2014 budget:

Title	Impact	Posn	FTE	Reduction
Transfer Funding Source for One Housing Services Specialist Position	Transfer a Housing Services Specialist IV position that provides central support for the Department of Housing and Community Development's (HCD) Homeownership Division, from Elderly Housing Programs to Fund 81100, Fairfax County Rental Program, a non-appropriated fund. The impact of changing the funding source for this position will better align the position's funding source with its function. The amount of the reduction includes salary and benefits.	1	1.00	\$132,131
Transfer Funding Source for One Administrative Assistant V Position	Transfer an Administrative Assistant V position that provides central support for the Department of Housing and Community Development's (HCD) Property Management Division, from Elderly Housing Programs to Fund 81100, Fairfax County Rental Program, a non-appropriated fund. The impact of changing the funding source for this position will better align the position's funding source with its function. The amount of the reduction includes salary and benefits.	1	1.00	\$71,182

### Changes to FY 2013 Adopted Budget Plan

*The following funding adjustments reflect all approved changes in the FY 2013 Revised Budget Plan since passage of the FY 2013 Adopted Budget Plan. Included are all adjustments made as part of the FY 2012 Carryover Review, FY 2013 Third Quarter Review, and all other approved changes through April 23, 2013.*

◆ **Carryover Adjustments** \$525,360

As part of the FY 2012 *Carryover Review*, the Board of Supervisors approved funding of \$525,360 due to encumbered carryover for building maintenance, management contract services and capital improvement expenditures. It should be noted that there was a decrease in revenues and expenditures related to the transitioning of the Lincolnia Center to a third-party management company; however, no adjustment was made to expenditures as this reduction was completely offset by an increase related to the operations for Little River Glen as well as other miscellaneous adjustments.

# Fund 40330 Elderly Housing Programs

## FUND STATEMENT

### Fund 40330, Elderly Housing Programs

	FY 2012 Actual	FY 2013 Adopted Budget Plan	FY 2013 Revised Budget Plan	FY 2014 Advertised Budget Plan	FY 2014 Adopted Budget Plan
<b>Beginning Balance</b>	\$1,593,103	\$1,079,147	\$1,913,721	\$1,586,997	\$651,722
Revenue:					
Rental Income <sup>1</sup>	\$1,879,525	\$1,925,834	\$1,220,648	\$1,319,785	\$1,319,785
Miscellaneous Revenue	114,760	18,702	61,410	101,270	101,270
Rental Assistance	297,939	355,032	157,080	154,805	154,805
<b>Total Revenue</b>	<b>\$2,292,224</b>	<b>\$2,299,568</b>	<b>\$1,439,138</b>	<b>\$1,575,860</b>	<b>\$1,575,860</b>
Transfers In:					
General Fund (10001)	\$2,004,183	\$2,043,297	\$2,043,297	\$1,852,376	\$1,852,376
<b>Total Transfers In</b>	<b>\$2,004,183</b>	<b>\$2,043,297</b>	<b>\$2,043,297</b>	<b>\$1,852,376</b>	<b>\$1,852,376</b>
<b>Total Available</b>	<b>\$5,889,510</b>	<b>\$5,422,012</b>	<b>\$5,396,156</b>	<b>\$5,015,233</b>	<b>\$4,079,958</b>
Expenditures:					
Personnel Services	\$1,103,980	\$1,102,737	\$1,102,737	\$942,580	\$942,580
Operating Expenses <sup>1</sup>	2,871,809	3,116,337	3,641,697	2,379,307	2,379,307
<b>Total Expenditures</b>	<b>\$3,975,789</b>	<b>\$4,219,074</b>	<b>\$4,744,434</b>	<b>\$3,321,887</b>	<b>\$3,321,887</b>
<b>Total Disbursements</b>	<b>\$3,975,789</b>	<b>\$4,219,074</b>	<b>\$4,744,434</b>	<b>\$3,321,887</b>	<b>\$3,321,887</b>
<b>Ending Balance<sup>2</sup></b>	<b>\$1,913,721</b>	<b>\$1,202,938</b>	<b>\$651,722</b>	<b>\$1,693,346</b>	<b>\$758,071</b>
Replacement Reserve	\$1,913,721	\$1,202,938	\$651,722	\$1,693,346	\$758,071
<b>Unreserved Ending Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<sup>1</sup>In order to account for revenues and expenditures in the proper fiscal year, audit adjustments totaling a net decrease of \$32,135.74 have been reflected as a decrease of \$54,928.42 in FY 2012 revenues to record rental income adjustments, and a decrease of \$22,792.68 in FY 2012 expenditures to adjust collection loss expenses in the appropriate fiscal year. These audit adjustments were included in the FY 2012 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments were included in the FY 2013 Third Quarter package.

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