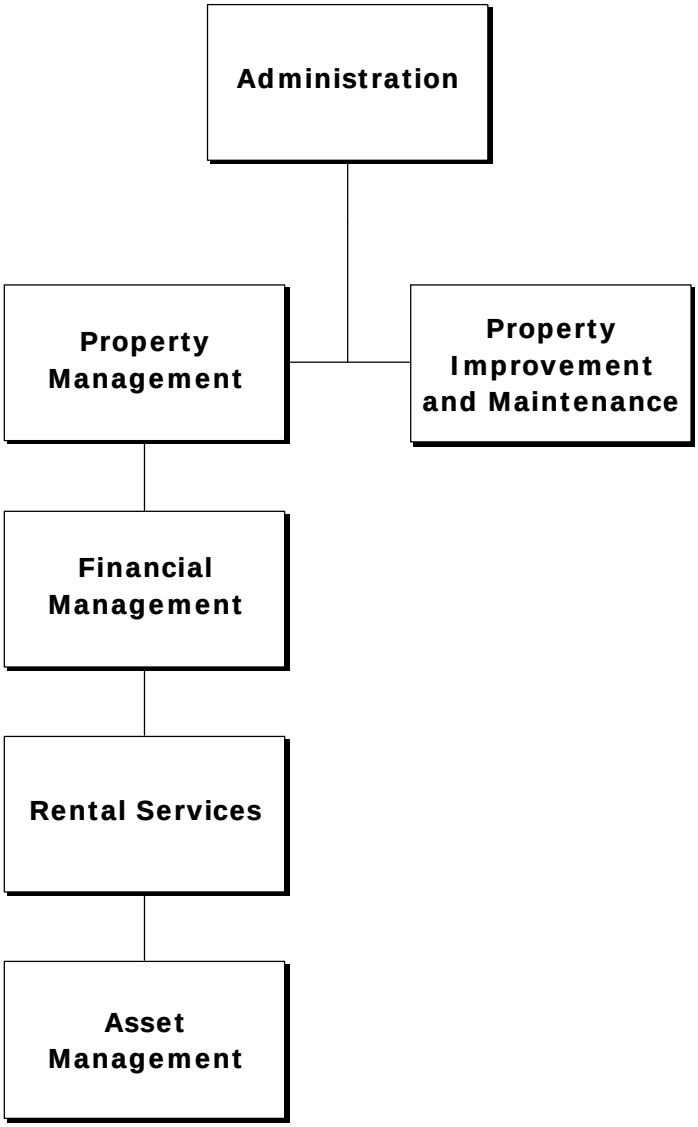
Fund 81100
Fairfax County Rental Program



Mission

To manage affordable rental housing acquired by the Fairfax County Redevelopment and Housing Authority (FCRHA) and to maintain and preserve the units for long term rental availability.

Focus

Fund 81100, Fairfax County Rental Program (formerly Fund 941), is a local rental-housing program developed and managed by the Department of Housing and Community Development (HCD) for the Fairfax County Redevelopment and Housing Authority (FCRHA). Fairfax County Rental Program (FCRP) is designed to provide affordable rental housing in the County for low- and moderate-income families. The FCRP includes projects developed by the FCRHA and other privately developed or rehabilitated housing units acquired by the FCRHA or Fairfax County. In FY 2014, a total of 1,423 multifamily, senior independent, specialized units and beds in FCRHA-owned group homes will receive operating support under Fund 81100.

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The operation of this program is primarily supported by tenant rents. In FY 2014 the County's General Fund is being charged directly for payments in support of condominium fees in the amount of $253,104. In addition, debt service contributions are received from Fund 40330, Elderly Housing Programs, to provide support for the debt service costs of Little River Glen, an elderly housing development owned by the FCRHA. Accounting procedures require that the debt service for this project be paid out of Fund 81100, Fairfax County Rental Program, although the operating costs are reflected in Fund 40330, Elderly Housing Programs. Fund 81100 is also used to account for debt service payments on two facilities owned by the FCRHA and leased to Fairfax County: the United Community Ministries (UCM) offices and the replacement Mondloch I emergency shelter (Creighton Square project).

In addition, HCD staff administers contracts between the FCRHA and private firms hired to manage Hopkins Glen, Crescent Apartments and Wedgewood Apartments.

The following charts summarize the total number of units in the Rental Program and Group Homes in FY 2014 and the projected operating costs associated with the units:

Project Name	Units	2014 Cost	District
Chatham Town	10	**$44,208**	Braddock
Charleston Square	1	**7,719**	Springfield
Little River Square[1]	45	**0**	Braddock
McLean Hills	25	**287,448**	Providence
Springfield Green	14	**144,329**	Lee
Colchester Towne	24	**148,593**	Lee
Penderbrook	48	**533,816**	Providence
Island Creek	8	**58,301**	Lee
Cedar Lakes	3	**17,192**	Sully
Westbriar	1	**7,110**	Providence
Faircrest	6	**67,330**	Sully
Westcott Ridge	10	**101,933**	Springfield
Laurel Hill	6	**65,015**	Mt Vernon
Willow Oaks	7	**78,996**	Sully
Saintsbury Plaza[3]	6	**29,220**	Providence
ParcReston	23	**212,594**	Hunter Mill
Holly Acres	2	**19,377**	Lee
Legato Corner Condominiums	13	**124,994**	Springfield
East Market	4	**54,251**	Springfield
Madison Ridge	10	**56,456**	Sully
Lorton Valley	2	**12,979**	Mt Vernon
Fair Oaks Landing	3	**32,960**	Springfield
Bryson at Woodland Park	4	**52,699**	Hunter Mill
Northampton	4	**45,062**	Lee
Halstead	4	**41,860**	Providence
Stockwell Manor	3	**35,205**	Dranesville
Glenwood Mews	9	**91,460**	Lee
Coan Pond (Working Singles Housing Program)	19	**92,700**	Providence
FCRHA Operating [2]	NA	**1,186,884**	N/A
Fairfax Ridge Condo	1	**6,485**	Springfield

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Project Name	Units	2014 Cost	District
Stonegate at Faircrest	1	**$4,552**	Springfield
Woodley Homes Estates	115	**374,388**	Mt. Vernon
Hopkins Glen[1]	91	**0**	Providence
Crescent Apartments[1]	180	**0**	Hunter Mill
Wedgewood Apartments[1]	672	**0**	Braddock
United Community Ministries (Debt Service)	NA	**31,640**	Lee
Mondloch I Shelter/Creighton Square (Debt Service and operating expenses)	NA	**1,176**	Lee
Little River Glen (Debt Service)	NA	**531,802**	Braddock
Units Managed Under Fund 81100 Subtotal FCRP Operating	**1,374**	**$4,600,734**	

[1] The units at Little River Square, Hopkins Glen, Crescent Apartments and Wedgewood Apartments are part of the FCRP Program. The properties are managed and maintained by private contractors. All funding for these units will be budgeted and reported by the property management firm and reported to the department on a regular basis. It should also be noted that a variety of other FCRP multifamily and senior independent units are owned by FCRHA-controlled partnerships and are either privately managed by third-party entities or are managed directly by the FCRHA under Fund 81200.

[2] FCRHA operating project tracks occupancy cost allocation to the FCRP.

[3] The six units at Saintsbury Plaza are age restricted and managed as senior properties. Senior independent properties, other than Saintsbury Plaza, that are directly managed by the FCRHA are supported under Fund 40330.

The Group Homes program is summarized in the following table including the number of beds and the level of FY 2014 funding:

Project Name	Beds/Units	FY 2014 Cost
Minerva Fisher Group Home	12	**$86,808**
Rolling Road Group Home	5	**39,373**
First Stop Group Home (Sojourn House)	8	**72,247**
Mount Vernon Group Home	8	**12,628**
Leland Group Home	8	**72,658**
Patrick Street Group Home	8	**18,071**
Subtotal Group Homes	**49**	**$301,785**
Total Beds/Fund Expenditures	**1,423**	**$4,902,519**
Less: Debt Service	**NA**	**($531,802)**
Total Program Operations	**1,423**	**$4,370,717**

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Budget and Staff Resources

Category	FY 2012 Actual	FY 2013 Adopted	FY 2013 Revised	FY 2014 Advertised	FY 2014 Adopted
FUNDING					
Expenditures:					
Personnel Services	$1,886,106	$2,169,710	$1,701,198	$2,037,318	$2,037,318
Operating Expenses	3,153,884	2,748,615	2,944,700	2,865,201	2,865,201
Capital Equipment	0	0	0	0	0
Total Expenditures	$5,039,990	$4,918,325	$4,645,898	$4,902,519	$4,902,519
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)					
Regular	21 / 21	21 / 21	21 / 21	23 / 23	23 / 23

RENTAL HOUSING PROPERTY MANAGEMENT

1	Chief Accounting Fiscal Officer	1	Housing Manager	1	Material Management Specialist III
1	Hsg. Community Developer V	1	Chief Building. Maint. Section	3	General Building Maintenance Workers II
1	Hsg. Community Developer II	1	Electrician II	2	General Building Maintenance Workers I
2	Housing Svcs. Specialists IV (1T)	1	Plumber II	1	Administrative Assistant V (1T)
3	Housing Svcs. Specialists II	1	Engineering Technician II	1	Administrative Assistant IV
		1	Human Services Assistant	1	Administrative Assistant III

TOTAL POSITIONS
23 Positions (2T) / 23.0 FTE (2.0T) (T) Denotes Transferred Positions

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** **$26,318**
  An increase of $26,318 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.

- **Position Adjustments** **$203,313**
  An increase of $203,313 in Personnel Services provides funding for the transfer of 1/1.0 FTE Housing Services Specialist IV and 1/1.0 FTE Administrative Assistant V from Fund 40330, Elderly Housing Programs to Fund 81100, Fairfax County Rental Program in order to align the positions' funding source with functional responsibilities.

- **Other Post-Employment Benefits** **$797**
  An increase of $797 in Personnel Services is required to reflect increased costs associated with providing Other Post-Employment Benefits (OPEBs) to retirees, including the Retiree Health Benefits Subsidy. Before FY 2011, costs related to these benefits were paid solely by the General Fund; however, these annual costs are now spread across funds in order to more appropriately reflect benefit-related expenses for the employees within each fund. For more information on Other Post-Employment Benefits, please refer to Fund 73030, OPEB Trust Fund, in Volume 2 of the FY 2014 Adopted Budget Plan.

- **Project-Based Budgeting Adjustments and Operating Requirements** **($246,234)**
  A net decrease of $246,234 includes a decrease of $362,820 for Personnel Services, primarily associated with program adjustments to support project-based budgeting, offset by an increase of $116,586 for Operating Expenses, primarily associated with additional requirements for condominium fees and professional and consulting services.

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** **($336,427)**
  As part of the *FY 2012 Carryover Review*, the Board of Supervisors approved a net decrease of $336,427 due to a decrease of $390,529 related to the transition of the Little River Square property to a third party management company, offset by encumbrances of $54,102.

- **Third Quarter Adjustments** **$64,000**
  As part of the *FY 2013 Third Quarter Review*, the Board of Supervisors approved an increase of $64,000 reflecting additional operating expenses requirements for condominium fees at the Springfield Glen property; repayment of a loan to Fund 81030, FCRHA Revolving Development for the Charleston Square property; and tree removal costs at the Patrick Street property.

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FUND STATEMENT

Fund 81100, Fairfax County Rental Program

	FY 2012 Actual	FY 2013 Adopted Budget Plan	FY 2013 Revised Budget Plan	FY 2014 Advertised Budget Plan	FY 2014 Adopted Budget Plan
Beginning Balance	$6,574,113	$6,574,113	$6,556,219	$6,727,404	$6,492,207
Revenue:					
Dwelling Rents[1,2]	$4,068,508	$4,098,295	$3,607,204	$3,979,865	$3,979,865
Investment Income[1]	79,995	77,603	77,603	77,603	77,603
Other Income[1]	364,774	232,260	232,260	239,776	239,776
Intergovernmental Income[3]	0	0	156,000	0	0
Debt Service Contribution (Little River Glen)	508,819	508,819	508,819	508,819	508,819
Total Revenue	$5,022,096	$4,916,977	$4,581,886	$4,806,063	$4,806,063
Total Available	$11,596,209	$11,491,090	$11,138,105	$11,533,467	$11,298,270
Expenditures:					
Personnel Services[1]	$1,886,106	$2,169,710	$1,701,198	$2,037,318	$2,037,318
Operating Expenses[1,4]	3,153,884	2,748,615	2,944,700	2,865,201	2,865,201
Total Expenditures	$5,039,990	$4,918,325	$4,645,898	$4,902,519	$4,902,519
Total Disbursements	$5,039,990	$4,918,325	$4,645,898	$4,902,519	$4,902,519
Ending Balance[5]	$6,556,219	$6,572,765	$6,492,207	$6,630,948	$6,395,751
Replacement Reserve	$5,972,532	$5,989,078	$5,908,520	$6,047,261	$5,812,064
Cash with Fiscal Agent	583,687	583,687	583,687	583,687	583,687
Unreserved Ending Balance	$0	$0	$0	$0	$0

[1] In order to account for revenues and expenditures in the proper fiscal year, audit adjustments totaling a net decrease of $171,196.40 have been reflected as a decrease of $79,947.08 in FY 2012 revenues to record accrual adjustments, and an increase of $91,249.32 in FY 2012 expenditures to classify expenses in the appropriate fiscal year. These audit adjustments have been included in the FY 2012 Comprehensive Annual Financial Report. (CAFR). Details of the audit adjustments were included in the FY 2013 Third Quarter package.

[2] FY 2014 rental revenues are estimated to decrease from the FY 2013 Adopted Budget Plan due to the transition of the Little River Square property to a third party management company, offset by anticipated rent increases of 2 percent at other FCRP properties.

[3] The *FY 2013 Revised Budget Plan* reflects an anticipated one-time revenue reimbursement of $156,000 from the Virginia Housing and Development Authority for capital expenses at the Penderbrook property.

[4] FY 2014 expenses reflect a net increase associated with an increase in condominium expenses, offset by the transition of the Little River Square property to a third party management company.

[5] Ending balances fluctuate due to adjustments in revenues and expenditures, as well as the carryover of balances each fiscal year.