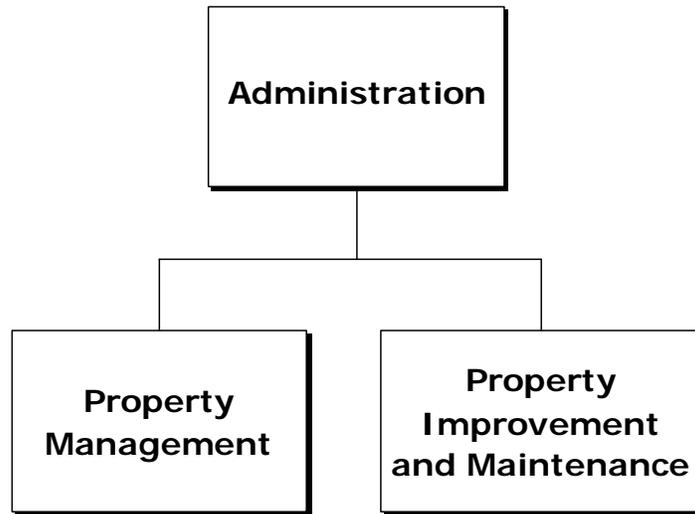


Fund 81200 Housing Partnerships



Mission

To provide affordable rental housing through partnerships between the Fairfax County Redevelopment and Housing Authority (FCRHA) and private investors.

Focus

Fund 81200 (formerly Fund 950), Housing Partnerships, was created in FY 2002 to allow the FCRHA to efficiently track partnership properties in the Federal Low Income Housing Tax Credit program, which promotes private investment in affordable housing through partnerships with nonprofit entities such as the FCRHA. The Housing Partnerships fund supports a portion of the operating expenses for local rental-housing programs that are owned by limited partnerships of which the FCRHA is the managing general partner. In FY 2014, the FCRHA will directly manage five partnership properties: Castellani Meadows, The Green, Tavenner Lane, Murraygate Village and Olley Glen. Some costs of the operation of these five properties are tracked through the County's financial system; however, a separate FCRHA software system, Yardi, is required to maintain partnership accounts and meet partnership calendar year reporting schedules. The operation of these developments is primarily supported by tenant rents with a County contribution for real estate taxes. The revenue collected from rents and property excess income is also monitored by Yardi and utilized by the partnerships to reimburse the FCRHA for expenses incurred to support salaries, maintenance and other operating expenses as identified in Fund 81200.

Six other partnership properties receive a County contribution for real estate taxes, but are managed by a private management company and are not reported in the County's financial system. These other partnership properties include: Herndon Harbor House I & II, Gum Springs Glen, Morris Glen, Stonegate, and Cedar Ridge.

Fund 81200 Housing Partnerships

The following chart summarizes the total number of units in the FCRHA managed portion of the Partnership Program in FY 2014 and the projected operating costs associated with the units:

	<u>Units</u>	<u>FY 2014 Cost</u>	<u>District</u>
Castellani Meadows	24	\$149,195	Sully
The Green ¹	24	395,211	Providence, Hunter Mill, and Sully
Tavenner Lane ²	12	131,171	Lee
Murraygate Village	199	832,882	Lee
Olley Glen	90	271,219	Braddock
Total Partnership Program	349	\$1,779,678	

¹ An additional 50 units counted as part of The Green Partnership property are part of the federally assisted Public Housing program and are reflected in Fund 81520, Public Housing Projects Under Management. However, operating expenses for all 74 units are included in Fund 81200 since they are all owned by a limited partnership.

² An additional 12 units at Tavenner Lane are part of the federally assisted Public Housing program and are reflected in Fund 81520, Public Housing Projects Under Management. However, operating expenses for all 24 units are included in Fund 81200 since they are all owned by a limited partnership.

Budget and Staff Resources

<u>Category</u>	<u>FY 2012 Actual</u>	<u>FY 2013 Adopted</u>	<u>FY 2013 Revised</u>	<u>FY 2014 Advertised</u>	<u>FY 2014 Adopted</u>
FUNDING					
Expenditures:					
Personnel Services	\$644,847	\$769,775	\$769,775	\$746,374	\$746,374
Operating Expenses	1,045,994	984,090	1,294,038	1,033,304	1,033,304
Capital Equipment	0	0	0	0	0
Total Expenditures	\$1,690,841	\$1,753,865	\$2,063,813	\$1,779,678	\$1,779,678

AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)

Regular	9 / 9	9 / 9	9 / 9	9 / 9	9 / 9
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RENTAL HOUSING PROPERTY

<u>MANAGEMENT</u>	
1	HCD Division Director
1	Housing Services Specialist II
1	Housing Services Specialist I
1	HVAC II
2	General Building Maintenance Workers II
1	Administrative Assistant III
1	Administrative Assistant II
1	Plumber I

TOTAL POSITIONS

9 Positions / 9.0 FTE

Fund 81200

Housing Partnerships

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** **\$8,543**

An increase of \$8,543 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.
- ◆ **Other Post-Employment Benefits** **\$342**

An increase of \$342 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** **\$16,928**

A net increase of \$16,928 includes an additional \$49,214 for Operating Expenses, primarily associated with an increase in contractual services and repair and maintenance costs, offset by a decrease of \$32,286 for Personnel Services, primarily associated with program adjustments and other necessary adjustments to support project-based budgeting.

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** **\$114,948**

As part of the FY 2012 Carryover Review, the Board of Supervisors approved encumbered funding of \$114,948 for grounds maintenance, custodial work, and repairs and maintenance.
- ◆ **Program Adjustments** **\$140,000**

Subsequent to the FY 2012 Carryover Review, an allocation of \$140,000 was provided to fund Real Estate Assessment Center (REAC) inspections for The Green properties. The partnerships will reimburse the properties for the expenses incurred for the REAC inspections.
- ◆ **Third Quarter Adjustments** **\$55,000**

As part of the FY 2013 Third Quarter Review, the Board of Supervisors approved an increase of \$55,000 reflecting additional requirements in operating expenses associated with maintenance costs of \$30,000 in preparation for REAC inspections at The Green properties and post construction costs of \$25,000 at the Olley Glen property. The partnerships will reimburse the properties for the expenses incurred for the REAC inspections and post construction costs.

Fund 81200 Housing Partnerships

FUND STATEMENT

Fund 81200, Housing Partnerships

	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	\$324,955	\$314,925	\$29,510	\$29,752	\$29,510
Revenue:					
FCRHA Reimbursements ¹	\$1,395,396	\$1,753,865	\$2,063,813	\$1,779,678	\$1,779,678
Total Revenue	\$1,395,396	\$1,753,865	\$2,063,813	\$1,779,678	\$1,779,678
Total Available	\$1,720,351	\$2,068,790	\$2,093,323	\$1,809,430	\$1,809,188
Expenditures:					
Personnel Services	\$644,847	\$769,775	\$769,775	\$746,374	\$746,374
Operating Expenses	1,045,994	984,090	1,294,038	1,033,304	1,033,304
Total Expenditures	\$1,690,841	\$1,753,865	\$2,063,813	\$1,779,678	\$1,779,678
Total Disbursements	\$1,690,841	\$1,753,865	\$2,063,813	\$1,779,678	\$1,779,678
Ending Balance²	\$29,510	\$314,925	\$29,510	\$29,752	\$29,510
Replacement Reserve	\$29,510	\$314,925	\$29,510	\$29,752	\$29,510
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 \$241.15 have been reflected in FY 2012 to record interest income adjustments. These audit adjustments have been included in the FY 2012 Comprehensive Financial Report (CAFR). Details of the audit adjustments were included in the FY 2013 Third Quarter package.

² The Housing Partnerships Fund maintains fund balances at adequate levels relative to projected operating and maintenance requirements. These costs change annually, therefore, funding is carried forward each fiscal year, and ending balances fluctuate, reflecting the carryover of these funds.