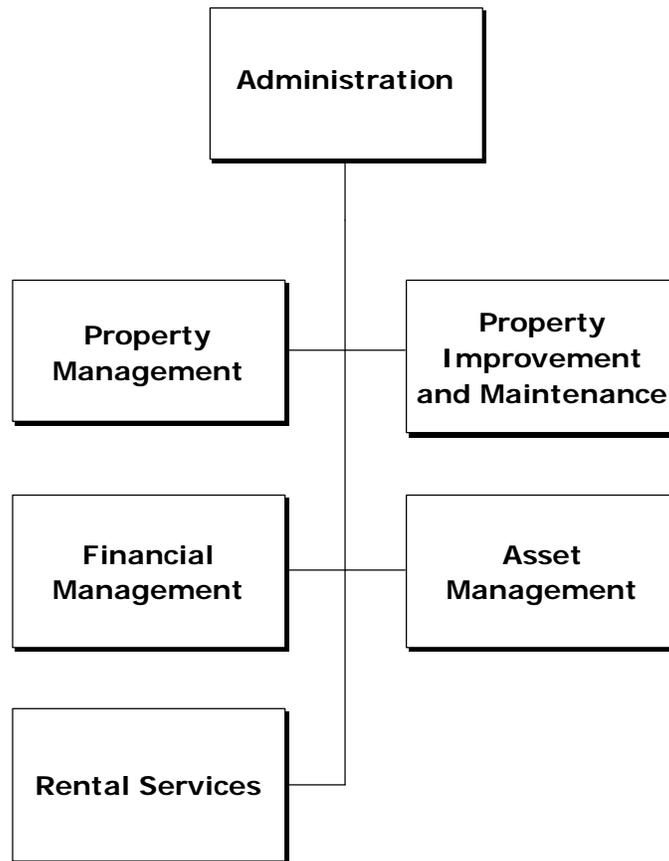


Fund 81100

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 (FCRP) is a local rental-housing program developed and managed by the Department of Housing and Community Development (HCD) for the FCRHA. The 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 2016, Fund 81100 will support a total of 1,462 units consisting of multi-family rental properties, senior independent units, and specialized units and beds in FCRHA-owned group homes.

The operation of this program is primarily supported by tenant rents. In FY 2016, the County's General Fund is being charged directly for payments in support of condominium fees in the amount of \$313,432. 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.

Fund 81100

Fairfax County Rental Program

In addition, HCD staff administers contracts between the FCRHA and private firms hired to manage Crescent Apartments, Hopkins Glen, Little River Square, Mt. Vernon Gardens, and Wedgewood Apartments.

The following charts summarize the total number of units in the Rental Program and Group Homes in FY 2016 and the projected operating costs associated with the units:

<u>Project Name</u>	<u>Units</u>	<u>2016 Cost</u>	<u>District</u>
Bryson at Woodland Park	4	\$66,893	Hunter Mill
Cedar Lakes	3	26,579	Sully
Charleston Square	1	7,710	Springfield
Chatham Town	10	79,072	Braddock
Coan Pond (Working Singles Housing Program)	19	130,535	Providence
Colchester Towne	24	200,590	Lee
East Market	4	62,553	Springfield
Fair Oaks Landing	3	43,964	Springfield
Faircrest	6	62,000	Sully
Fairfax Ridge Condo	1	11,165	Springfield
FCRHA Operating ¹	NA	100,712	N/A
Glenwood Mews	9	117,943	Lee
Halstead	4	56,442	Providence
Holly Acres	2	27,072	Lee
Island Creek	8	76,181	Lee
Laurel Hill	6	84,457	Mt. Vernon
Legato Corner Condominiums	13	93,279	Springfield
Little River Glen (Debt Service)	NA	519,930	Braddock
Lorton Valley	2	17,406	Mt. Vernon
Madison Ridge	10	86,058	Sully
McLean Hills	25	276,851	Providence
Northampton	4	66,964	Lee
ParcReston	23	262,527	Hunter Mill
Penderbrook	48	513,840	Providence
Saintsbury Plaza ²	6	44,168	Providence
Springfield Green	14	153,894	Lee
Stockwell Manor	3	45,972	Dranesville
Stonegate at Faircrest	1	10,761	Springfield
Westbriar	1	7,940	Providence
Westcott Ridge	10	107,643	Springfield
Willow Oaks	7	127,310	Sully
Woodley Homes Estates	<u>115</u>	<u>927,871</u>	Mt. Vernon
Subtotal	386	\$4,416,282	

¹FCRHA operating project tracks occupancy cost allocation to the FCRP.

²The 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 reflected under Fund 40330, Elderly Housing Programs.

Fund 81100 Fairfax County Rental Program

<u>Third-Party Managed Projects¹</u>	<u>Units</u>	<u>FY 2016 Budget</u>	<u>District</u>
Crescent Apartments	180	\$0	Hunter Mill
Hopkins Glen	91	0	Providence
Little River Square	45	0	Springfield
Mt. Vernon Gardens	34	0	Lee
Wedgewood Apartments	<u>672</u>	<u>0</u>	Braddock
Subtotal	1,022	\$0	
<u>Group Homes</u>	<u>Units</u>	<u>FY 2016 Budget</u>	<u>District</u>
Dequincey Group Homes	5	\$10,893	Braddock
First Stop Group Home	8	74,468	Springfield
Leland Group Home	8	72,587	Sully
Minerva Fisher Group Home	12	84,618	Providence
Mount Vernon Group Home	8	11,119	Mt. Vernon
Patrick Street Group Home	8	20,271	Providence
Rolling Road Group Home	<u>5</u>	<u>13,654</u>	Mt. Vernon
Subtotal	54	\$287,610	
Total Units/Fund Expenditures	1,462	\$4,703,892	
Less: Debt Service	NA	(\$519,930)	
Total Program Operations	1,462	\$4,183,962	

¹ The units at Crescent Apartments, Hopkins Glen, Little River Square, Mt. Vernon Gardens, 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, Housing Partnerships.

Budget and Staff Resources

<u>Category</u>	<u>FY 2014 Actual</u>	<u>FY 2015 Adopted</u>	<u>FY 2015 Revised</u>	<u>FY 2016 Advertised</u>	<u>FY 2016 Adopted</u>
FUNDING					
Expenditures:					
Personnel Services	\$1,877,250	\$2,028,388	\$2,039,909	\$2,120,604	\$2,125,388
Operating Expenses	2,673,591	2,615,197	2,786,340	2,578,504	2,578,504
Capital Equipment	0	0	0	0	0
Total Expenditures	\$4,550,841	\$4,643,585	\$4,826,249	\$4,699,108	\$4,703,892
AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)					
Regular	23 / 23	23 / 23	23 / 23	23 / 23	23 / 23

Fund 81100

Fairfax County Rental Program

RENTAL HOUSING PROPERTY MANAGEMENT

1	Housing/Community Developer V	1	Chief Building Maintenance Section	3	General Building Maintenance Workers II
1	Housing/Community Developer IV	1	Material Management Specialist III	2	General Building Maintenance Workers I
1	Housing/Community Developer II	1	Electrician II	1	Administrative Assistant V
1	Housing Services Specialist IV	1	Plumber II	1	Administrative Assistant IV
2	Housing Services Specialists II	1	Engineering Technician II	1	Administrative Assistant II
1	Housing Services Specialist I	2	Human Services Assistants		
1	Assistant Supervisor Facilities Support				

TOTAL POSITIONS

23 Positions / 23.0 FTE

FY 2016 Funding Adjustments

The following funding adjustments from the FY 2015 Adopted Budget Plan are necessary to support the FY 2016 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 28, 2015.

- ◆ **Employee Compensation** **\$62,265**
 An increase of \$62,265 in Personnel Services includes \$20,237 for a 1.10 percent market rate adjustment (MRA) for all employees and \$42,028 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2015.
- ◆ **Other Post-Employment Benefits** **\$678**
 An increase of \$678 in Personnel Services reflects required adjustments associated with providing Other Post-Employment Benefits (OPEBs) to retirees, including the Retiree Health Benefits Subsidy. For more information on Other Post-Employment Benefits, please refer to Fund 73030, OPEB Trust Fund, in Volume 2 of the FY 2016 Adopted Budget Plan.
- ◆ **Project-Based Budgeting Adjustments and Operating Requirements** **(\$2,636)**
 A net decrease of \$2,636 for project-based budgeting adjustments and operating requirements, comprised of an increase of \$34,057 in Personnel Services and a decrease of \$36,693 in Operating Expenses, is based on U.S. Department of Housing and Urban Development (HUD) policy guidelines.

Changes to FY 2015 Adopted Budget Plan

The following funding adjustments reflect all approved changes in the FY 2015 Revised Budget Plan since passage of the FY 2015 Adopted Budget Plan. Included are all adjustments made as part of the FY 2014 Carryover Review, FY 2015 Third Quarter Review, and all other approved changes through April 30, 2015.

- ◆ **Carryover Adjustments** **\$135,864**
 As part of the FY 2014 Carryover Review, the Board of Supervisors approved encumbered carryover of \$135,864 in Operating Expenses associated with utilities, building repairs and maintenance, grounds recreation and parks services and other operating requirements.
- ◆ **Out-of-Cycle Adjustments** **\$46,800**
 Subsequent to the FY 2014 Carryover Review, an allocation provided \$46,800 for the Dequincey Group Home facility, comprised of \$11,521 in Personnel Services and \$35,279 in Operating Expenses, to support building repairs and maintenance requirements.

Fund 81100

Fairfax County Rental Program

FUND STATEMENT

Fund 81100, Fairfax County Rental Program

	FY 2014 Actual	FY 2015 Adopted Budget Plan	FY 2015 Revised Budget Plan	FY 2016 Advertised Budget Plan	FY 2016 Adopted Budget Plan
Beginning Balance	\$6,333,919	\$6,166,184	\$6,141,864	\$5,910,332	\$5,931,910
Revenue:					
Dwelling Rents ¹	\$3,569,279	\$3,802,036	\$3,848,836	\$3,730,411	\$3,730,411
Investment Income ¹	80,893	123,659	123,659	87,007	87,007
Other Income ¹	199,795	239,776	134,981	135,796	135,796
Debt Service Contribution (Little River Glen)	508,819	508,819	508,819	508,819	508,819
Total Revenue	\$4,358,786	\$4,674,290	\$4,616,295	\$4,462,033	\$4,462,033
Total Available	\$10,692,705	\$10,840,474	\$10,758,159	\$10,372,365	\$10,393,943
Expenditures:					
Personnel Services	\$1,877,250	\$2,028,388	\$2,039,909	\$2,120,604	\$2,125,388
Operating Expenses ¹	2,673,591	2,615,197	2,786,340	2,578,504	2,578,504
Total Expenditures	\$4,550,841	\$4,643,585	\$4,826,249	\$4,699,108	\$4,703,892
Total Disbursements	\$4,550,841	\$4,643,585	\$4,826,249	\$4,699,108	\$4,703,892
Ending Balance²	\$6,141,864	\$6,196,889	\$5,931,910	\$5,673,257	\$5,690,051
Replacement Reserve	\$5,558,177	\$5,613,202	\$5,348,223	\$5,089,570	\$5,106,364
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 have been reflected as a decrease of \$6,960.70 to FY 2014 revenues to properly record interest income and closing costs, and a decrease of \$28,538.63 to FY 2014 expenditures to record expenses and accrual adjustments in the proper fiscal year. These audit adjustments have been included in the FY 2014 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments were included in the FY 2015 Third Quarter package.

² Ending balances fluctuate due to adjustments in revenues and expenditures, as well as the carryover of balances each fiscal year.