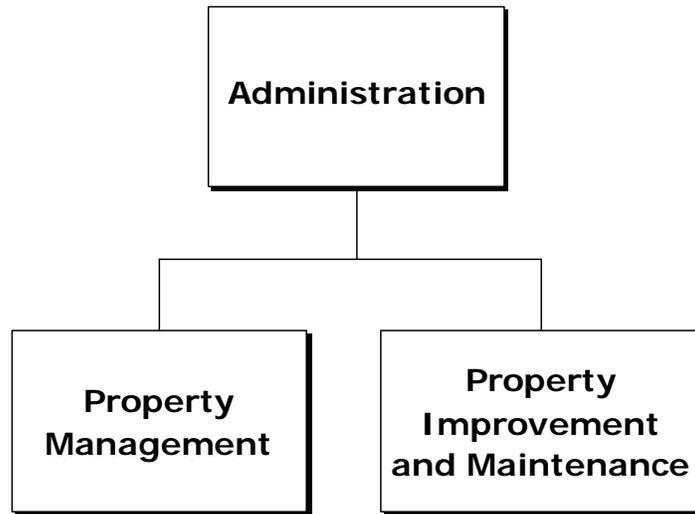


Fund 81200 Housing Partnerships



Mission

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

Focus

Fund 81200, 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 2016, the FCRHA will directly manage five partnership properties: Castellani Meadows, The Green, Tavenner Lane, Murraygate Village and Olley Glen. Some operating costs of these five properties are tracked through the County's financial system; however, a separate property management 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 Village Apartments, 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 2016 and the projected operating costs associated with the units:

	<u>Units</u>	<u>FY 2016 Cost</u>	<u>District</u>
Castellani Meadows	24	\$168,834	Sully
The Green ¹	74	473,685	Providence, Hunter Mill, and Sully
Tavenner Lane ²	24	155,056	Lee
Murraygate Village	199	957,770	Lee
Olley Glen	90	409,641	Braddock
Total Partnership Program	411	\$2,164,986	

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 2014 Actual</u>	<u>FY 2015 Adopted</u>	<u>FY 2015 Revised</u>	<u>FY 2016 Advertised</u>
FUNDING				
Expenditures:				
Personnel Services	\$1,098,016	\$1,083,808	\$1,083,808	\$1,018,652
Operating Expenses	1,000,564	1,219,568	2,162,328	1,146,334
Capital Equipment	0	0	0	0
Total Expenditures	\$2,098,580	\$2,303,376	\$3,246,136	\$2,164,986

AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	9 / 9	9 / 9	9 / 9	9 / 9

RENTAL HOUSING PROPERTY MANAGEMENT					
1	HCD Division Director	1	Housing Services Specialist I	2	General Building Maintenance Workers II
2	Housing Services Specialists II	1	Plumber I	1	Administrative Assistant II

TOTAL POSITIONS
9 Positions / 9.0 FTE

Fund 81200

Housing Partnerships

FY 2016 Funding Adjustments

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

- ◆ **Employee Compensation** **\$19,219**
An increase of \$19,219 in Personnel Services includes \$7,984 for a 0.84 percent market rate adjustment (MRA) for all employees and \$11,235 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2015.

- ◆ **Project-Based Budgeting Adjustments** **(\$157,875)**
A total decrease of \$157,875 includes a decrease of \$84,641 in Personnel Services associated with salary and fringe benefit adjustments and other necessary program adjustments to support project-based budgeting based on U.S. Department of Housing and Urban Development (HUD) policy guidelines and County accounting systems. The agency is continuing to properly align positions with duties and responsibilities and is spreading costs to correlate with these adjustments. In addition, there is a decrease of \$73,234 in Operating Expenses primarily associated with project-based contractual services and repair and maintenance requirements.

- ◆ **Other Post-Employment Benefits** **\$266**
An increase of \$266 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 Advertised Budget Plan.

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, and all other approved changes through December 31, 2014.

- ◆ **Out-of-Cycle Adjustment** **\$749,980**
Subsequent to the FY 2014 Carryover Review, an allocation provided a total of \$749,980 in Operating Expenses for Stonegate Village Apartments to support a property needs assessment and renovations in order to preserve the aging property and comply with U.S. Department of Housing and Urban Development's Real Estate Assessment Center (REAC) standards. Revenues were increased by a commensurate amount to reimburse expenses.

- ◆ **Carryover Adjustments** **\$192,780**
As part of the FY 2014 Carryover Review, the Board of Supervisors approved encumbered funding of \$192,780 in Operating Expenses for grounds maintenance, custodial work, repair and maintenance and physical need assessments performed by a private consultant.

Fund 81200 Housing Partnerships

FUND STATEMENT

Fund 81200, Housing Partnerships

	FY 2014 Actual	FY 2015 Adopted Budget Plan	FY 2015 Revised Budget Plan	FY 2016 Advertised Budget Plan
Beginning Balance	\$63,060	\$63,060	\$35,413	\$63,060
Revenue:				
FCRHA Reimbursements ¹	\$2,070,933	\$2,303,376	\$3,273,783	\$2,164,986
Total Revenue	\$2,070,933	\$2,303,376	\$3,273,783	\$2,164,986
Total Available	\$2,133,993	\$2,366,436	\$3,309,196	\$2,228,046
Expenditures:				
Personnel Services	\$1,098,016	\$1,083,808	\$1,083,808	\$1,018,652
Operating Expenses ¹	1,000,564	1,219,568	2,162,328	1,146,334
Total Expenditures	\$2,098,580	\$2,303,376	\$3,246,136	\$2,164,986
Total Disbursements	\$2,098,580	\$2,303,376	\$3,246,136	\$2,164,986
Ending Balance²	\$35,413	\$63,060	\$63,060	\$63,060
Replacement Reserve	\$35,413	\$63,060	\$63,060	\$63,060
Unreserved Ending Balance	\$0	\$0	\$0	\$0

¹ Subsequent to the *FY 2014 Carryover Review*, an allocation provided a total of \$749,980 for Stonegate Village Apartments to support a property needs assessment and renovations in order to preserve the aging property and comply with U.S. Department of Housing and Urban Development's Real Estate Assessment Center (REAC) standards. Revenues were increased by a commensurate amount to reimburse expenses.

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.