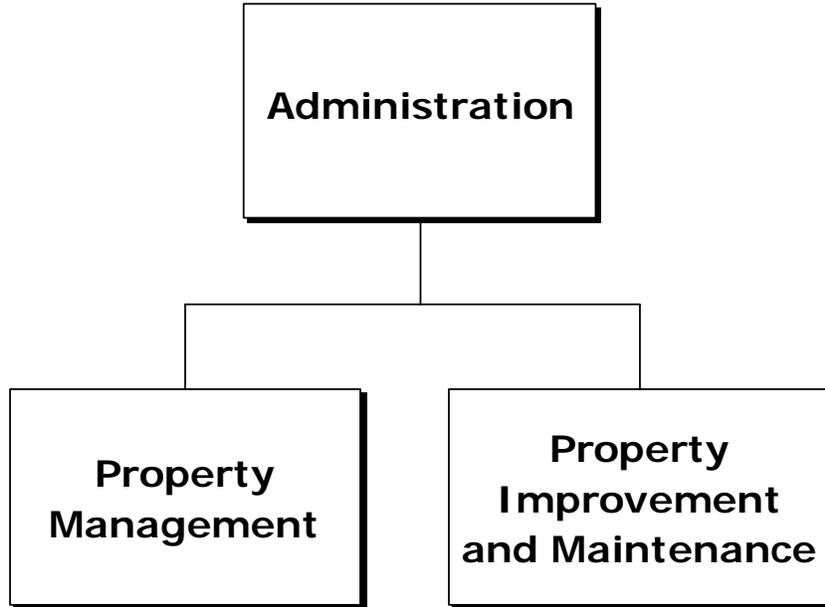


## Fund 40330 Elderly Housing Programs

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### **Mission**

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

### **Focus**

Fund 40330, 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 FCRHA. The three facilities are: Lewinsville Senior Residences, Little River Glen and Lincolnia Senior Residences. Funding for five other facilities, Gum Springs Glen, Morris Glen, Olley Glen, Herndon Harbor House and Braddock Glen is not presented in Fund 40330. Although they are owned by a limited partnership where 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 2017, these eight facilities will provide for 610 congregate housing units including, four Adult Day Health Care Centers and two assisted living facilities affordable to low-income older adults (see following table).

## Fund 40330 Elderly Housing Programs

Property Name	Supervisor District	Ownership	Operating Funding	Programs	# of Units	Funding Provided
Lewinsville Senior Residences	Dranesville	FCRHA	Fund 40330 Elderly Housing	Independent Living Adult Day Health Care Congregate Meals Senior Recreation	22	\$297,122
Little River Glen	Braddock	FCRHA	Fund 40330 Elderly Housing	Independent Living Congregate Meals Senior Recreation	120	\$1,663,207
Lincolnia Senior Residences	Mason	FCRHA	Fund 40330 Elderly Housing	Independent Living Assisted Living Adult Day Health Care Congregate Meals Senior Recreation	26 52	\$1,620,575
Gums Springs Glen	Mt. Vernon	Gums Springs LP	Fund 81200 Housing Partnerships	Independent Living Head Start	60	NA
Morris Glen	Lee	Morris Glen LP	Fund 81200 Housing Partnerships	Independent Living	60	NA
Olley Glen	Braddock	FCRHA Olley Glen LP	Fund 81200 Housing Partnerships	Independent Living	90	NA
Herndon Harbor House I & II	Dranesville	Herndon Harbor House LP Herndon Harbor House II LP	Fund 81200 Housing Partnerships	Independent Living Adult Day Health Care Congregate Meals	120	NA
Braddock Glen	Braddock	Fairfax County	Privately managed	Assisted Living Adult Day Health Care Congregate Meals Senior Recreation	60	NA
<b>Total Units</b>					<b>610</b>	<b>\$3,580,904</b>

In FY 2017, 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 Investment Partnerships Program. The County's General Fund transfer of \$1.92 million supports 53.7 percent of expenditures. Gum Springs Glen, Morris Glen, Olley Glen, Herndon Harbor House and Braddock Glen are self-supporting and do not require County General Fund support.

Other costs related to the County's housing program at these sites, including the operating costs of senior centers, adult day health care centers, and congregate meal programs, are reflected in the agency budgets for the Department of Neighborhood and Community Services, the Health Department, the Department of Family Services, Fund 50000, Federal-State Grant Fund, and capital project requirements are funded in Fund 20000, Consolidated Debt Service.

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 2015 Actual	FY 2016 Adopted	FY 2016 Revised	FY 2017 Advertised	FY 2017 Adopted
<b>FUNDING</b>					
Expenditures:					
Personnel Services	\$759,354	\$905,313	\$905,313	\$1,158,742	\$1,158,742
Operating Expenses	2,719,069	2,561,376	3,057,209	2,422,162	2,422,162
Capital Equipment	0	0	0	0	0
<b>Total Expenditures</b>	<b>\$3,478,423</b>	<b>\$3,466,689</b>	<b>\$3,962,522</b>	<b>\$3,580,904</b>	<b>\$3,580,904</b>
<b>AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)</b>					
Regular	13 / 13	13 / 13	12 / 12	12 / 12	12 / 12
<b>RENTAL HOUSING PROPERTY MANAGEMENT</b>					
1 Director of Senior Housing	1	Housing Services Specialist III	1	General Building Maintenance Worker I	
1 Chief Building Maintenance Section	1	Housing Services Specialist II	3	Facility Attendants II	
1 Trades Supervisor	1	Housing Services Specialist I	1	Maintenance Trade Helper II	
	1	Electrician II			
<b>TOTAL POSITIONS</b>					
<b>12 Positions / 12.0 FTE</b>					

Note: As a result of a comprehensive review to properly align duties and responsibilities with the appropriate fund, a number of positions are being moved within the Fairfax County Department of Housing and Community Development (HCD). In the *FY 2016 Revised Budget Plan*, 1/1.0 FTE position was redirected to Agency 38, HCD. Funding adjustments, if necessary, will be included in a future quarterly review.

### FY 2017 Funding Adjustments

The following funding adjustments from the *FY 2016 Adopted Budget Plan* are necessary to support the FY 2017 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 26, 2016.

- ◆ **Employee Compensation** **\$26,510**  
 An increase of \$26,510 in Personnel Services includes \$10,572 for a 1.33 percent market rate adjustment (MRA) for all employees and \$15,938 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2016.
- ◆ **Project-Based Budgeting Adjustments** **\$226,919**  
 An increase of \$226,919 in Personnel Services is primarily associated with salary and fringe benefit adjustments due to project-based budgeting requirements.
- ◆ **Operating and Maintenance Costs** **(\$139,214)**  
 A net decrease of \$139,214 in Operating Expenses is primarily associated with decreases in expenses for repair and maintenance based on project-based budgeting requirements.

## Fund 40330 Elderly Housing Programs

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### **Changes to FY 2016 Adopted Budget Plan**

*The following funding adjustments reflect all approved changes in the FY 2016 Revised Budget Plan since passage of the FY 2016 Adopted Budget Plan. Included are all adjustments made as part of the FY 2015 Carryover Review, FY 2016 Third Quarter Review, and all other approved changes through April 30, 2016.*

- ◆ **Carryover Adjustments** **\$495,833**  
As part of the *FY 2015 Carryover Review*, the Board of Supervisors approved funding of \$495,833 in Operating Expenses including encumbered carryover of \$211,694 for relocation services, contractual services, repairs and maintenance, and utilities, as well as an appropriation from fund balance of \$284,139. The appropriation from fund balance supports increases of \$200,000 for additional third-party management expenses at Lincolnia Senior Residences due to reduced rental income during the continued renovations at the property, and \$84,139 for architectural and engineering specifications for four new elevators at the Little River Glen property.

# Fund 40330 Elderly Housing Programs

## FUND STATEMENT

### Fund 40330, Elderly Housing Programs

	FY 2015 Actual	FY 2016 Adopted Budget Plan	FY 2016 Revised Budget Plan	FY 2017 Advertised Budget Plan	FY 2017 Adopted Budget Plan
<b>Beginning Balance</b>	\$2,717,028	\$2,200,358	\$2,701,802	\$2,347,951	\$2,308,469
Revenue:					
Rental Income <sup>1</sup>	\$1,253,691	\$1,318,209	\$1,318,209	\$1,131,079	\$1,131,079
Miscellaneous Revenue <sup>1</sup>	110,861	150,318	150,318	111,665	111,665
Rental Assistance	228,962	204,013	204,013	415,000	415,000
<b>Total Revenue</b>	<b>\$1,593,514</b>	<b>\$1,672,540</b>	<b>\$1,672,540</b>	<b>\$1,657,744</b>	<b>\$1,657,744</b>
Transfers In:					
General Fund (10001)	\$1,869,683	\$1,896,649	\$1,896,649	\$1,923,159	\$1,923,159
<b>Total Transfers In</b>	<b>\$1,869,683</b>	<b>\$1,896,649</b>	<b>\$1,896,649</b>	<b>\$1,923,159</b>	<b>\$1,923,159</b>
<b>Total Available</b>	<b>\$6,180,225</b>	<b>\$5,769,547</b>	<b>\$6,270,991</b>	<b>\$5,928,854</b>	<b>\$5,889,372</b>
Expenditures:					
Personnel Services	\$759,354	\$905,313	\$905,313	\$1,158,742	\$1,158,742
Operating Expenses <sup>1</sup>	2,719,069	2,561,376	3,057,209	2,422,162	2,422,162
<b>Total Expenditures</b>	<b>\$3,478,423</b>	<b>\$3,466,689</b>	<b>\$3,962,522</b>	<b>\$3,580,904</b>	<b>\$3,580,904</b>
<b>Total Disbursements</b>	<b>\$3,478,423</b>	<b>\$3,466,689</b>	<b>\$3,962,522</b>	<b>\$3,580,904</b>	<b>\$3,580,904</b>
<b>Ending Balance<sup>2</sup></b>	<b>\$2,701,802</b>	<b>\$2,302,858</b>	<b>\$2,308,469</b>	<b>\$2,347,950</b>	<b>\$2,308,468</b>
Unrestricted Reserve	\$2,496,802	\$1,995,358	\$2,000,969	\$2,245,450	\$2,205,968
Accrued Interest Receivable	205,000	307,500	307,500	102,500	102,500
<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 have been reflected as a decrease of \$37,998.92 in FY 2015 revenues to record revenue accrual adjustments and an increase of \$1,483.27 in FY 2015 expenditures to record accrued expenses for contracts and building maintenance in the proper fiscal period. These audit adjustments were included in the FY 2015 Comprehensive Annual Financial Report (CAFR). Details of the audit adjustments were included in the FY 2016 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.