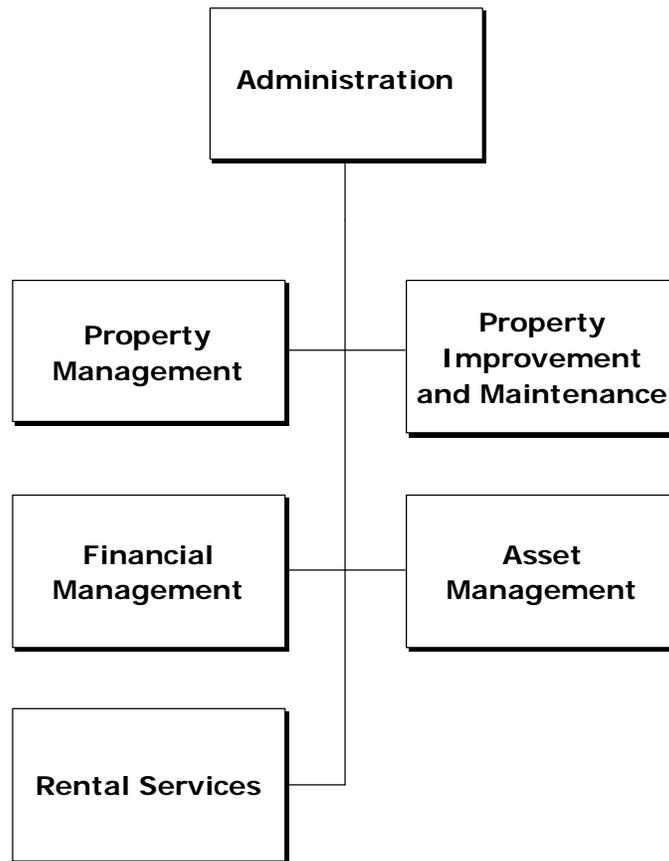


Fund 81100

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 2017, Fund 81100 will support a total of 1,467 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, and the County's General Fund is also charged directly for payments in support of condominium fees. 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 2017 and the projected operating costs associated with the units:

<u>Project Name</u>	<u>Units</u>	<u>2017 Budget</u>	<u>District</u>
Bryson at Woodland Park	4	\$67,272	Hunter Mill
Cedar Lakes	3	34,994	Sully
Charleston Square	1	10,679	Springfield
Chatham Town	10	92,004	Braddock
Coan Pond (Working Singles Housing Program)	19	128,493	Providence
Colchester Towne	24	195,500	Lee
East Market	4	44,509	Springfield
Fair Oaks Landing	3	55,150	Springfield
Faircrest	6	90,638	Sully
Fairfax Ridge Condo	1	9,122	Springfield
FCRHA Operating	N/A	25,282	N/A
Glenwood Mews	9	115,722	Lee
Halstead	4	60,241	Providence
Holly Acres	2	23,991	Lee
Island Creek	8	109,506	Lee
Laurel Hill	6	72,806	Mt. Vernon
Legato Corner Condominiums	13	153,665	Springfield
Little River Glen (Debt Service)	N/A	496,262	Braddock
Lorton Valley	2	24,611	Mt. Vernon
Madison Ridge	10	96,983	Sully
McLean Hills	25	272,883	Providence
Metrowest ¹	2	6,315	Providence
Northampton	4	52,832	Lee
ParcReston	23	288,810	Hunter Mill
Penderbrook	48	567,069	Providence
Royal Lytham Drive – ADU ¹	1	6,315	Sully
Saintsbury Plaza ²	6	36,628	Providence
Springfield Green	14	95,209	Lee
Stockwell Manor	3	41,471	Dranesville
Stonegate at Faircrest	1	6,792	Springfield
Westbriar	1	7,578	Providence
Westcott Ridge	10	134,999	Springfield
Willow Oaks	7	89,127	Sully
Woodley Hills Estates	<u>115</u>	<u>622,019</u>	Mt. Vernon
Subtotal	389	\$4,135,477	

¹ FCRHA purchased one unit at Metrowest during FY 2016 and added one Affordable Dwelling Unit at Royal Lytham Drive to the rental program pending future status of properties in the ADU program.

Fund 81100 Fairfax County Rental Program

² 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 reflected under Fund 40330, Elderly Housing Programs.

<u>Third-Party Managed Projects¹</u>	<u>Units</u>	<u>FY 2017 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	36	0	Lee
Wedgewood Apartments	<u>672</u>	<u>0</u>	Braddock
Subtotal	1,024	\$0	
<u>Group Homes</u>	<u>Units</u>	<u>FY 2017 Budget</u>	<u>District</u>
Dequincey Group Homes	5	\$11,325	Braddock
First Stop Group Home	8	71,831	Springfield
Leland Group Home	8	107,686	Sully
Minerva Fisher Group Home	12	120,613	Providence
Mount Vernon Group Home	8	12,900	Mt. Vernon
Patrick Street Group Home	8	36,413	Providence
Rolling Road Group Home	<u>5</u>	<u>26,046</u>	Mt. Vernon
Subtotal	54	\$386,814	
Total Units/Fund Expenditures	1,467	\$4,522,291	
Less: Debt Service	NA	(\$496,262)	
Total Program Operations	1,467	\$4,026,029	

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

Category	FY 2015 Actual	FY 2016 Adopted	FY 2016 Revised	FY 2017 Advertised	FY 2017 Adopted
FUNDING					
Expenditures:					
Personnel Services	\$1,708,757	\$2,125,388	\$1,764,427	\$1,865,951	\$1,865,951
Operating Expenses	2,575,942	2,578,504	3,115,825	2,656,340	2,656,340
Capital Equipment	0	0	0	0	0
Total Expenditures	\$4,284,699	\$4,703,892	\$4,880,252	\$4,522,291	\$4,522,291
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	Assistant Supervisor Facilities Support	3	General Building Maintenance Workers II
1	Housing/Community Developer IV	1	Chief Building Maintenance Section	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	1	Material Management Specialist III	2	Human Services Assistants

TOTAL POSITIONS
23 Positions / 23.0 FTE

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** **\$53,892**
 An increase of \$53,892 in Personnel Services includes \$24,123 for a 1.33 percent market rate adjustment (MRA) for all employees and \$28,606 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2016, as well as \$1,163 for employee pay increases for specific job classes identified in the County's benchmark class survey of comparator jurisdictions.
- ◆ **Other Post-Employment Benefits** **(\$32,038)**
 A decrease of \$32,038 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 2017 Adopted Budget Plan.
- ◆ **Project-Based Budgeting Adjustments and Operating Requirements** **(\$203,455)**
 A net decrease of \$203,455 for project-based budgeting adjustments and operating requirements, comprised of a net decrease of \$281,291 in Personnel Services, partially offset by a net increase of \$77,836 in Operating Expenses, is based on U.S. Department of Housing and Urban Development (HUD) policy guidelines.

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Fairfax County Rental Program

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** **\$91,360**
As part of the *FY 2015 Carryover Review*, the Board of Supervisors approved an increase of \$91,360 in Operating Expenses, comprised of \$78,704 associated with encumbered carryover, and \$12,656 to support two new Metrowest properties.

- ◆ **Out-of-Cycle Adjustments** **\$85,000**
Subsequent to the *FY 2015 Carryover Review*, an allocation provided \$85,000 in Operating Expenses for the Minerva Fisher Group Home to support building repairs and maintenance requirements.

Fund 81100

Fairfax County Rental Program

FUND STATEMENT

Fund 81100, Fairfax County Rental Program

	FY 2015 Actual	FY 2016 Adopted Budget Plan	FY 2016 Revised Budget Plan	FY 2017 Advertised Budget Plan	FY 2017 Adopted Budget Plan
Beginning Balance	\$6,141,864	\$5,931,910	\$6,275,136	\$6,072,182	\$5,956,461
Revenue:					
Dwelling Rents ¹	\$3,524,668	\$3,730,411	\$3,744,955	\$3,735,661	\$3,735,661
Investment Income ¹	101,731	87,007	87,007	94,370	94,370
Other Income ¹	282,753	135,796	220,796	241,769	241,769
Debt Service Contribution (Little River Glen)	508,819	508,819	508,819	508,819	508,819
Total Revenue	\$4,417,971	\$4,462,033	\$4,561,577	\$4,580,619	\$4,580,619
Total Available	\$10,559,835	\$10,393,943	\$10,836,713	\$10,652,801	\$10,537,080
Expenditures:					
Personnel Services	\$1,708,757	\$2,125,388	\$1,764,427	\$1,865,951	\$1,865,951
Operating Expenses ¹	2,575,942	2,578,504	3,115,825	2,656,340	2,656,340
Total Expenditures	\$4,284,699	\$4,703,892	\$4,880,252	\$4,522,291	\$4,522,291
Total Disbursements	\$4,284,699	\$4,703,892	\$4,880,252	\$4,522,291	\$4,522,291
Ending Balance²	\$6,275,136	\$5,690,051	\$5,956,461	\$6,130,510	\$6,014,789
Replacement Reserve	\$5,691,449	\$5,106,364	\$5,372,774	\$5,546,823	\$5,431,102
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 \$115,238.11 to FY 2015 revenues to properly record interest income and payment to bond holders, and an increase of \$482.86 to FY 2015 expenditures to reclassify expenses and accrual adjustments in the proper fiscal year. These audit adjustments have been included in the FY 2015 Comprehensive Annual Financial Report (CAFR). Details on the audit adjustments were included in the FY 2016 Third Quarter Package.

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