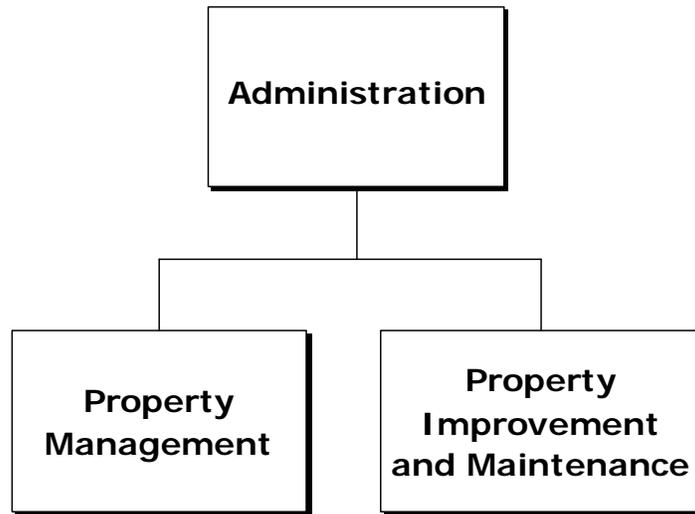


Fund 81200 Housing Partnerships



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 2017, 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 reimbursement 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 reimbursement 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, Stonegate Village, Cedar Ridge, Morris Glen, and Gum Springs Glen.

Fund 81200 Housing Partnerships

The following charts summarize the total number of units of the properties managed by the FCRHA, as well as those third-party managed properties of the Partnership Program in FY 2017 and the projected operating costs associated with the units:

FCRHA Managed Properties	<u>Units</u>	<u>FY 2017 Cost</u>	<u>District(s)</u>
Castellani Meadows	24	\$112,910	Sully
The Green ¹	74	420,118	Providence, Hunter Mill, and Sully
Tavenner Lane ²	24	155,372	Lee
Murraygate Village	200	722,244	Lee
Olley Glen	90	334,059	Braddock
Total Partnership Program	412	\$1,744,703	

¹ Of the 74 units counted as part of The Green, 50 units 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 the FCRHA.

² Of the 24 units counted as part of Tavenner Lane, 12 units 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.

Third-Party Managed Properties³	<u>Units</u>	<u>FY 2017 Cost</u>	<u>District</u>
Herndon Harbor I & II	120	\$0	Dranesville
Stonegate Village	240	0	Hunter Mill
Cedar Ridge	198	0	Hunter Mill
Morris Glen	60	0	Lee
Gum Springs Glen	60	0	Mt. Vernon
Total Third-Party Managed	678	\$0	

³ The properties are managed and maintained by a third-party management company, Quantum. All funding for these units will be budgeted and reported by the property management firm and reported to HCD on a regular basis.

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	\$855,512	\$1,021,124	\$971,124	\$869,590	\$869,590
Operating Expenses	860,872	1,146,334	1,355,980	875,113	875,113
Capital Equipment	0	0	0	0	0
Total Expenditures	\$1,716,384	\$2,167,458	\$2,327,104	\$1,744,703	\$1,744,703

AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)

Regular	8 / 8	8 / 8	8 / 8	8 / 8	8 / 8
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RENTAL HOUSING PROPERTY

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

TOTAL POSITIONS

8 Positions / 8.0 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** **\$21,357**
 An increase of \$21,357 in Personnel Services includes \$12,530 for a 1.33 percent market rate adjustment (MRA) for all employees and \$8,827 for performance-based and longevity increases for non-uniformed merit employees, both effective July 2016.
- ◆ **Other Post-Employment Benefits** **(\$12,537)**
 A decrease of \$12,537 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** **(\$431,575)**
 A total decrease of \$431,575 includes a decrease of \$160,354 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 aligning costs to correlate with these adjustments. In addition, there is a decrease of \$271,221 in Operating Expenses primarily associated with project-based contractual services and repair and maintenance requirements.

Fund 81200 Housing Partnerships

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** **\$159,646**
As part of the *FY 2015 Carryover Review*, the Board of Supervisors approved encumbered carryover of \$159,646 primarily to support grounds maintenance, custodial, and building repair and maintenance expenses.

Fund 81200 Housing Partnerships

FUND STATEMENT

Fund 81200, Housing Partnerships

	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	\$35,413	\$63,060	\$54,920	\$54,920	\$54,920
Revenue:					
FCRHA Reimbursements	\$1,735,891	\$2,167,458	\$2,327,104	\$1,744,703	\$1,744,703
Total Revenue	\$1,735,891	\$2,167,458	\$2,327,104	\$1,744,703	\$1,744,703
Total Available	\$1,771,304	\$2,230,518	\$2,382,024	\$1,799,623	\$1,799,623
Expenditures:					
Personnel Services	\$855,512	\$1,021,124	\$971,124	\$869,590	\$869,590
Operating Expenses	860,872	1,146,334	1,355,980	875,113	875,113
Total Expenditures	\$1,716,384	\$2,167,458	\$2,327,104	\$1,744,703	\$1,744,703
Total Disbursements	\$1,716,384	\$2,167,458	\$2,327,104	\$1,744,703	\$1,744,703
Ending Balance¹	\$54,920	\$63,060	\$54,920	\$54,920	\$54,920
Replacement Reserve	\$54,920	\$63,060	\$54,920	\$54,920	\$54,920
Unreserved Ending Balance	\$0	\$0	\$0	\$0	\$0

¹The 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.