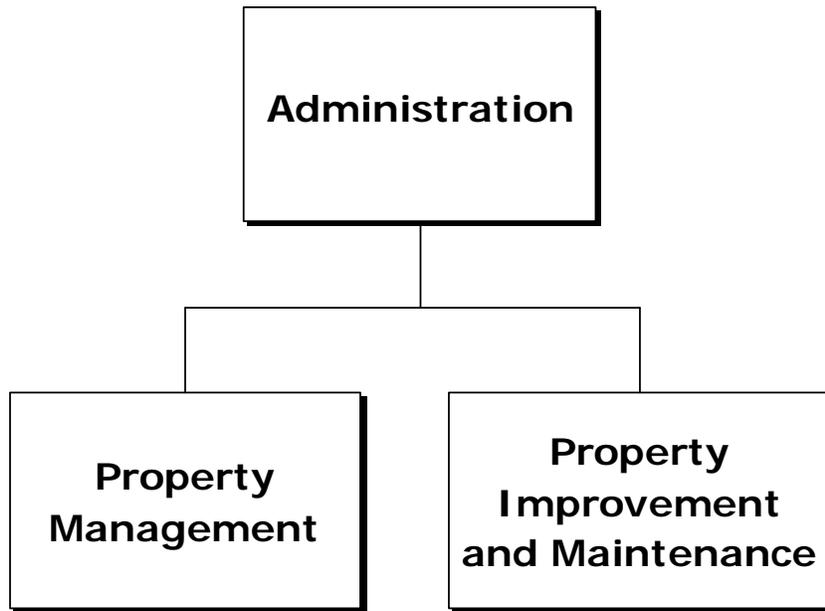


Fund 40330 Elderly Housing Programs



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
Total Units					610	\$3,580,904

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
FUNDING				
Expenditures:				
Personnel Services	\$759,354	\$905,313	\$905,313	\$1,158,742
Operating Expenses	2,717,586	2,561,376	3,057,209	2,422,162
Capital Equipment	0	0	0	0
Total Expenditures	\$3,476,940	\$3,466,689	\$3,962,522	\$3,580,904

AUTHORIZED POSITIONS/FULL-TIME EQUIVALENT (FTE)				
Regular	13 / 13	13 / 13	12 / 12	12 / 12

RENTAL HOUSING PROPERTY MANAGEMENT				
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		

TOTAL POSITIONS
12 Positions / 12.0 FTE

FY 2017 Funding Adjustments

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

- ◆ **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

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, and all other approved changes through December 31, 2015.

- ◆ **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.

- ◆ **Position Adjustment** **\$0**
Subsequent to the *FY 2015 Carryover Review*, 1/1.0 FTE Housing Services Specialist I position was transferred from Fund 40330 to Agency 38, Department of Housing and Community Development, to properly align program duties and responsibilities with the appropriate fund. Funding adjustments, if necessary, will be included in a future quarterly review.

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
Beginning Balance	\$2,717,028	\$2,200,358	\$2,741,284	\$2,347,951
Revenue:				
Rental Income	\$1,291,102	\$1,318,209	\$1,318,209	\$1,131,079
Miscellaneous Revenue	111,449	150,318	150,318	111,665
Rental Assistance	228,962	204,013	204,013	415,000
Total Revenue	\$1,631,513	\$1,672,540	\$1,672,540	\$1,657,744
Transfers In:				
General Fund (10001)	\$1,869,683	\$1,896,649	\$1,896,649	\$1,923,159
Total Transfers In	\$1,869,683	\$1,896,649	\$1,896,649	\$1,923,159
Total Available	\$6,218,224	\$5,769,547	\$6,310,473	\$5,928,854
Expenditures:				
Personnel Services	\$759,354	\$905,313	\$905,313	\$1,158,742
Operating Expenses	2,717,586	2,561,376	3,057,209	2,422,162
Total Expenditures	\$3,476,940	\$3,466,689	\$3,962,522	\$3,580,904
Total Disbursements	\$3,476,940	\$3,466,689	\$3,962,522	\$3,580,904
Ending Balance¹	\$2,741,284	\$2,302,858	\$2,347,951	\$2,347,950
Unrestricted Reserve	\$2,536,284	\$1,995,358	\$2,040,451	\$2,245,450
Accrued Interest Receivable	205,000	307,500	307,500	102,500
Unreserved Ending Balance	\$0	\$0	\$0	\$0

¹ Ending Balances fluctuate due to program adjustments, carryover of operating expenditures, audit adjustments and adjustments in the general fund transfer.